

# **Watts-Hillandale Historic District Preservation Plan**

**Durham Historic Preservation Commission**

**Durham City - County Planning Department**

**May 2003**



## Table of Contents

Introduction .....	1
Overview .....	1
National Register Historic Districts .....	1
Local Historic Districts .....	3
Historic Preservation Commission .....	3
City Council, Board of County Commissioners, Durham Planning Commission, City-County Staff.....	3
Watts-Hillandale Historic District Inventory .....	5
Durham's Early History .....	5
Watts-Hillandale History .....	5
Watts-Hillandale Boundary Description .....	16
Watts-Hillandale Historic Inventory and Analysis .....	19
Criteria .....	19
Significance .....	28
Building Conditions .....	28
Architectural Styles .....	28
Streetscape and Landscape .....	37
Present Zoning .....	37
Summary .....	37
Historic Preservation Strategy .....	39
Introduction .....	39
Historic Preservation Goal .....	39
Watts-Hillandale District Policies and Recommendations .....	40
Policy: Education .....	40
Policy: Regulation .....	40
Policy: Financial Issues .....	41
Policy: Technical Assistance .....	42
Policy: Development Activity .....	43
Policy: Planning Coordination .....	43
Summary .....	44
Appendices .....	45
Appendix A: Glossary .....	46
Appendix B: Illustrations .....	49
Gable Treatments .....	49
Roof Types .....	50
Window Types and Details .....	51
Appendix C: Reference Materials .....	52
Appendix D: Principles and Review Criteria for Certificates of Appropriateness .....	53
Introduction .....	53
Standards for Rehabilitation .....	53
Local Design Review Criteria .....	54

## List of Figures and Maps

Figure 1: Advertisement for Club Acres, Durham Morning Herald, April 9, 1916 .....	9
Figure 2: Watts-Hillandale Property Data .....	19
Figure 3: Queen Anne Style .....	31
Figure 4: Foursquare Style .....	32
Figure 5: Colonial Revival/Craftsman Style .....	33

Figure 5: Colonial Revival/Craftsman Style .....	34
Figure 6: Bungalow Style.....	35
Figure 7: Bungalow Style.....	36
Figure 8: English Cottage Style .....	37
Map 1: National Register Historic Districts .....	2
Map 2: Local District Boundaries.....	18
Map 3: Architectural/Historical Significance .....	31
Map 4: Present Zoning.....	39

# Introduction

## Overview

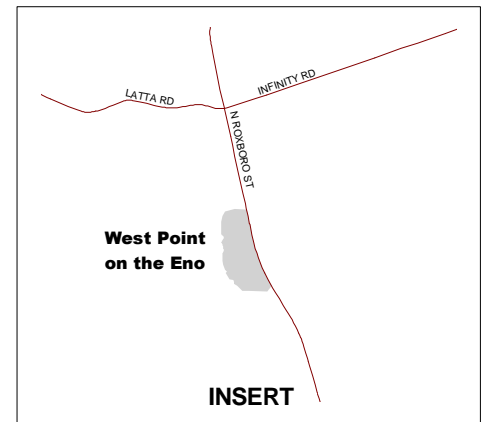
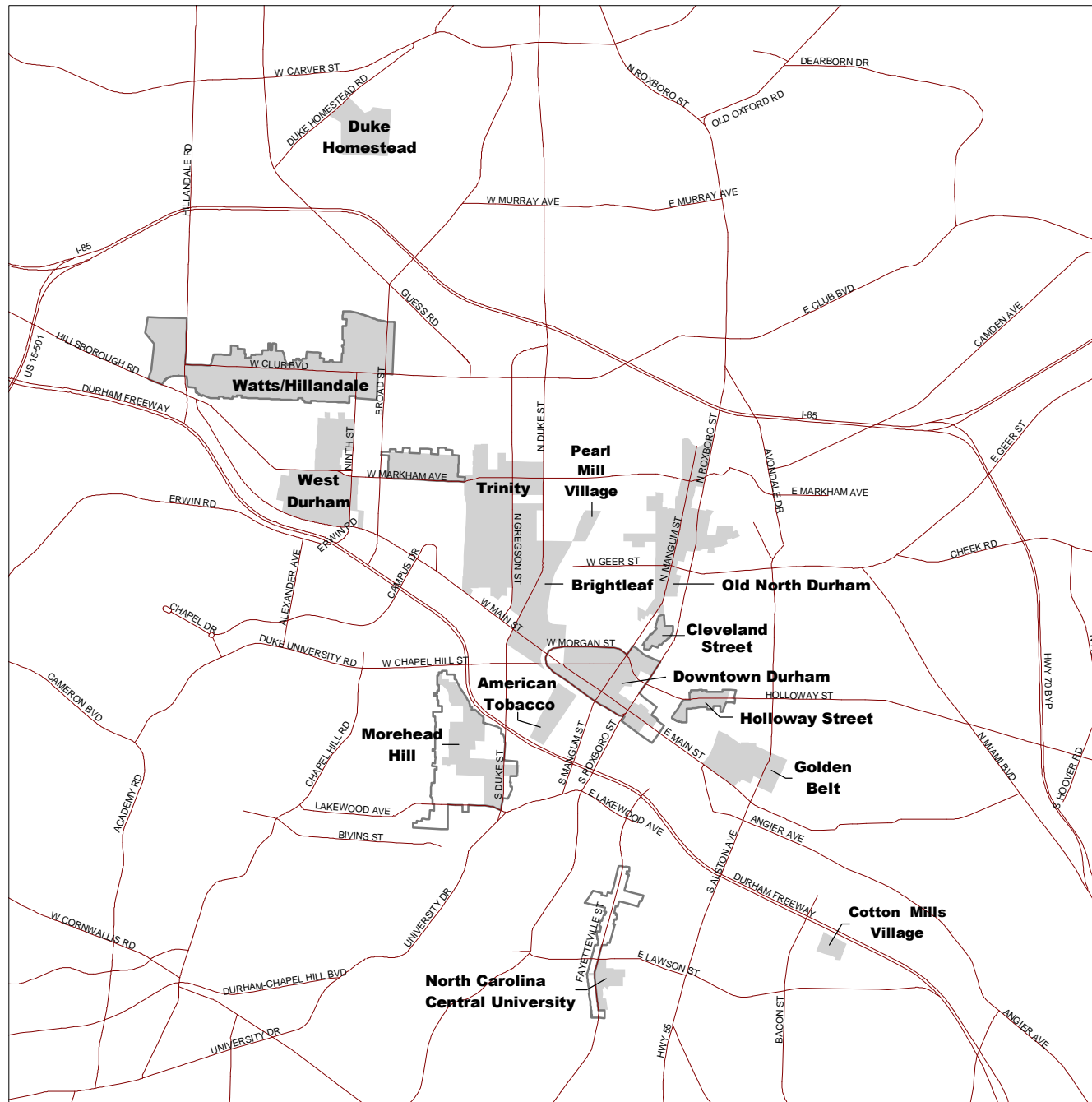
As a reflection of two of the City's most influential philanthropists and entrepreneurs - George W. Watts and John Sprunt Hill, the Watts-Hillandale neighborhood is an important historic resource for Durham. Watts Hospital opened its doors in 1909 on land donated by Watts, and it was several years later that Hill built the nearby Hillandale Country Club. With Club Boulevard as its central east-west axis, the neighborhood developed over the next several decades to include the parcels between the hospital campus and Broad Street on the east and the Durham Water Works on the west. The neighborhood includes an eclectic mix of residential structures from the early decades of the 20th century that range from Queen Anne, Foursquare and various revival styles to the popular bungalows of the 1920s and 30s. The neighborhood, through these and other more modest structures, reflects the importance of tobacco and clothing mills in Durham's early economy.

The Watts Hospital-Hillandale Neighborhood Association sought protection of the neighborhood. The Durham City Council appropriated funds for preparation of the National Register nomination. The Neighborhood Association contributed significantly to the consultant's research. The work resulted in a National Register Historic District in April, 2001.

The Watts-Hillandale Historic District Preservation Plan includes the history of the District, the need for the District, the preservation goal for the District and policies and recommendations to achieve the goal. The first section contains an overview of the Plan and an explanation of National Register Districts and local Historic Districts. The Durham Historic Preservation Commission and certificates of appropriateness are also discussed. The second section outlines the history of the area, the proposed local District boundaries and an assessment of the collected inventory data. The third section is the Historic Preservation Strategy, which examines the goal, policies and implementation recommendations for preserving the historic integrity of the District. The fourth section contains principles and review criteria for restoration, new construction and landscaping. This section also defines pertinent architectural terms. The Appendix includes a copy of the Historic District Overlay Zone regulations from the *Durham Zoning Ordinance* and other reference materials.

## National Register Historic Districts

Numerous properties in Durham have been listed in the National Register of Historic Places. Along with individual listings, a number of areas in Durham have been listed as National Register Historic Districts including Watts-Hillandale. The designation of a National Register District is an honor that recognizes the district's historic importance. The designation also means that any Federal or State funded project in the District must be reviewed to assess the project's effect on the historic area. Federal and state tax credits are also available for certain district properties. The Watts-Hillandale Neighborhood Association sought protection of their neighborhood. The Durham City Council appropriated funds for preparation of a National Register nomination, and the neighborhood association contributed significantly to the consultant's research. The ultimate designation of the Watts-Hillandale neighborhood as a National Register Historic District in 2001 was an important step in helping to maintain the integrity of the historic properties. However, the local designation will offer greater protection by having design review for exterior changes in the district. This protection is why the neighborhood petitioned to become Durham's seventh local district. Owners of National Register properties should contact the North Carolina State Historic Preservation Office in Raleigh (919) 733-6545 for further information



## Map 1 Historic Districts

- Major Roads
- Local Historic District
- National Historic District

regarding the benefits of National Register designations. Map 1 shows the National Register Historic Districts in Durham.

## **Local Historic Districts**

The Historic District Overlay Zone was created by Durham elected officials to provide a means of protection for Durham's historic areas. This zoning classification can be applied to neighborhoods and areas of historic importance and supplements the underlying zoning of the property. The North Carolina enabling legislation (G.S. 160A.400.1 through 400.14, Historic Districts and Landmarks) permits local governments to create an overlay zone and a Historic Preservation Commission to review all exterior modifications, planned demolition and new construction within a local district for approval and/or denial. A Historic Preservation Plan defines a preservation strategy for a district and provides the Commission with criteria and guidelines for their review of changes in the area. In Durham, the creation of a Preservation Plan is a requirement for designation of a historic district.

Once a local district has been designated, the property owners are required to receive approval, known as a Certificate of Appropriateness (COA), for any planned exterior changes to their property. The COA is required whether or not a building permit is necessary. Certain changes are allowed without approval such as routine maintenance, and some other changes can be approved administratively. It is the responsibility of the Commission to grant a COA.

## **Historic Preservation Commission**

The *Durham Zoning Ordinance* establishes a nine-member Durham Historic Preservation Commission as the review body to oversee the local historic districts in the City and County. The Commissioners, who serve overlapping terms of three years, are all required to be residents of Durham's City and County planning jurisdiction. The City Council appoints four members and the County Commissioners appoint five. The membership must include one registered architect; one realtor, developer or builder; one cultural or social historian; one lending institution representative or attorney; and one landscape architect. The remaining five members are appointed to at-large seats. The body meets at regularly scheduled meetings on the first Tuesday of each month and for special meetings as needed.

It is the general responsibility of the Historic Preservation Commission: 1) to advise the City Council or County Commissioners on the establishment of Historic Districts and on their respective historic preservation plans; 2) to issue Certificates of Appropriateness for any exterior building or site modifications, new construction or demolition within local historic districts; and 3) to educate the public about the community's historic resources and their preservation. In addition, the City Council has directed the Commission to review and advise on the historic appropriateness of rezoning petitions and other actions in National Register Districts. The Commission also recommends to the City or County that a property be designated as a historic landmark. The Commission can further advise the elected officials on other historic preservation related issues.

## **City Council, Board of County Commissioners, Durham Planning Commission, City-County Staff**

The City Council and the Durham County Board of Commissioners have established the Historic Preservation Commission and will appoint new members as the present members' terms expire or if a seat becomes vacant for other reasons. The appropriate governing body applies the historic district

overlay zone and adopts an historic preservation plan to designate a local historic district. Prior to the governing body's action on designation, the Durham Planning Commission reviews and makes a recommendation to City Council or the Board of County Commissioners regarding the designation and preservation plan for the proposed district. The State Historic Preservation Office is also given the opportunity to review the plan and make a recommendation.

The Durham City-County Planning Department is responsible for providing staff assistance to the Historic Preservation Commission. The staff produces and monitors the preservation plans for proposed historic districts, processes applications for Certificates of Appropriateness, maintains the City's and County's Certified Local Government status and provides the Historic Preservation Commission and the public with technical assistance. The staff, as the first contact for applicants, can assess the need for a COA or other approval. Certain changes in historic districts are routine maintenance items and need no approval. Designated staff may approve other minor alterations administratively. The Commission has adopted a list of items for each designated historic district that staff may approve administratively. Further information about the Commission, staff and regulations may be found on the Planning Department's web site.



# Watts-Hillandale Historic District Inventory

This section of the Watts-Hillandale Historic District Preservation Plan includes the history and the architecture of the District, a description of the local District's boundary and the inventory and analysis of the District today.

## Durham's Early History

No history of the Watts-Hillandale neighborhood could be complete without a look at the people and events that shaped the City of Durham and, particularly, downtown. From the 1840's, when Dr. Bartlett Durham built his estate in what is now Durham's central business district, through the early years of the 20th century, Durham experienced rapid growth. The completion of the North Carolina Railroad Company line in 1854 provided the means for Durham's agricultural and manufactured products to reach both ends of the State. A steady growth in population and buildings in the area accompanied the railroad. By 1860, an academy, a hotel, stores, trade shops, saloons, and several tobacco factories were scattered in and around present-day downtown Durham. Farming was the primary use of the remainder of land adjacent to the business district.

The Civil War curtailed any new growth temporarily, but the hamlet of Durham was already established and provided the foundation for future growth. Although Durham saw no direct military action during the Civil War, the end of that war can be credited for the remarkable growth that followed. The surrender at Bennett's Farm (west of Durham) of the North Carolina troops brought numerous Union and Confederate soldiers to the hamlet. J.P. Green's tobacco factory, previously built and owned by R.F. Morris and located on land purchased from Dr. Durham, provided a diversion for the numerous troops waiting for the terms of surrender to be negotiated. The soldiers returning home spread the word about the quality tobacco they found in Durham. Soon, tobacco orders came to J.P. Green from all over the reunited nation, and the growth of his company set the stage for Durham's development as a major agricultural and manufacturing town.

During the post-Civil War years, the people who would shape the future of the City opened businesses and built their homes in Durham. Durham was incorporated in 1869, and the years that followed brought phenomenal growth to the City. The population of Durham sprang from 200 in 1869 to 2,000 in 1880 and doubled to 4,000 in 1890. New factories, commercial enterprises and public institutions sprang up. By the turn of the 20th century, Durham was a thriving city of substantial size and population. New neighborhoods began to surround downtown and it was in the first two decades of the 20th century that the Watts-Hillandale neighborhood began to develop.

## Watts-Hillandale History

The text on the next nine pages is excerpted from Ruth Little's National Register nomination for the Watts-Hillandale Historic District.

The Watts-Hillandale Historic District in northwest Durham, North Carolina, is a compact residential district consisting of six blocks of Club Boulevard and Englewood Avenue between the former Watts Hospital campus and the Durham Waterworks, as well as several blocks along each of the perpendicular streets connecting these two major thoroughfares. After Watts Hospital opened in 1909 on a wooded rural tract north of town that was donated by

philanthropist George W. Watts and businessman John Sprunt Hill built a country club on land six blocks west in 1912, the intervening farmland became a fashionable subdivision. The West End Land Company subdivided the Club Boulevard area as Club Acres in 1913, with a picturesque creekside park in the middle. Club Acres slowly built up with large, comfortable middle-class houses of doctors, businessmen, and professionals in the late 1910s and 1920s. The Durham trolley line was extended out to Watts Hospital by 1910, and down Club Boulevard to the new Durham Waterworks, just beyond Hill's country club, by 1912. In the same year, just south of Club Acres, John Sprunt Hill's Durham Loan and Trust Company subdivided Englewood, with lots bordering Englewood Avenue. Middle and working-class bungalows were built on these smaller lots in the 1910s, 1920s and 1930s. The area, now known as the Watts-Hillandale neighborhood, was a densely built urban neighborhood by the 1940s, and has remained to this day a stable, middle-class area. When Watts Hospital closed in 1976, the campus was taken over by the newly-founded North Carolina School of Science and Mathematics, which operates a boarding high school here.

The Watts-Hillandale Historic District is eligible for the National Register under Criterion A for its planning and community development significance to the city of Durham. The district is also eligible under Criterion C for its local architectural significance. The historic context for the district's significance may be found in "Historic Resources of Durham, (Partial Inventory: Historic Architectural Properties)," specifically in section B-1, "City of the New South: Public Services and Real Estate Development," pages 8.22-24, and "The Development of Modern Durham: the 1920s and 1930s," pages 8.33-34. The historic architectural context for the district appears in section C, "Durham's Architecture," under the headings "The Period Revival Styles, 1910s-1940," pages 7.15-7.17, and "Picturesque Revival Styles: Houses," pages 7.18-7.20. The period of significance begins in 1909 with the oldest district buildings (former Watts Hospital), and continues to 1945 when the neighborhood had achieved its current appearance. The few dozen houses, primarily duplexes, built between World War II and the early 1960s have a different architectural character not congruent with the rest of the neighborhood.

### **Historical Background:**

By the early 1900s, the city of Durham, expanded during its short post-Civil War existence to a bustling industrial tobacco and textile town, sprawled on both sides of the North Carolina Railroad that ran southeast to northwest through town. Gridded blocks of new houses were appearing along Duke and Gregson streets and cross-streets north of the new Trinity College Campus, established in 1891-92. The new hospital, Watts Hospital, endowed by industrialist George W. Watts in downtown Durham in 1895, was outgrown by 1908. Watts donated twenty-seven acres of wooded rural land at the north end of Broad Street, the west boundary of Trinity College. A new and quite architecturally distinguished Watts Hospital campus of six buildings designed in the "modified Spanish Mission style," by Boston architects Kendall and Taylor, rose on the picturesque site between 1908 and 1910.

Two other institutions—a country club and the waterworks park-- and a new trolley line gave the Watts-Hillandale area the urban amenities necessary to draw

residents. West Club Boulevard, a 45-foot wide street, was laid out between the hospital and Hillandale Road six blocks west. The Main Street trolley line ran all the way down Broad Street to Club Boulevard (formerly E Street), to the terminus at Watts Hospital, by 1907. The ten-acre waterworks lake, a popular recreation spot, became a destination when a trolley line was extended down Club Boulevard to the waterworks by 1912.<sup>1</sup> In 1912 George Watts' son-in-law, wealthy businessman John Sprunt Hill, and his friends organized and built Durham's first country clubhouse on the north side of the 2500 block of Club Boulevard. It was a large, cozy shingled bungalow with a big welcoming veranda. The Hillandale Golf Course, adjacent to the waterworks, was built by Hill as well, who retained it as a separate entity. <sup>2</sup> ...

With such amenities in place, developers wasted no time in creating a new suburban neighborhood. In 1913, two separate development companies, the West End Land Company, and Durham Loan and Trust Company, purchased tracts of the Hester Property and created the lots along Club Boulevard, Englewood Avenue, and the intersecting streets. The West End Land Company subdivided "Club Acres" along Club Boulevard between the hospital and Hillandale Road. Their original subdivision plat shows 105 lots, generally 75 feet wide and 396 feet deep. In the center, the low-lying creek bed is set off as a park, with a meandering street called "Park Way" bordering the park. The intersecting streets of Ninth Street, Carolina Avenue, Park Way (now Oval Drive and Oakland Avenue), Virginia Avenue, Alabama Avenue, and Hester Avenue (now Georgia Avenue) are included in the subdivision, but only a few lots face these streets, because the lots fronting on Club Boulevard are so deep. A dotted line down the center of Club Boulevard indicates the trolley line, and almost all lots have sewer connections. The only structure indicated on the plat is the Durham Country Clubhouse in the westernmost block of Club Boulevard.<sup>3</sup>

West End Land Company president Robert L. Lindsey helped run the Durham Public Service Company, which owned the trolley system, and was active in civic affairs. Lindsay was an alderman, a trustee of Watts Hospital, and an avid golfer.<sup>4</sup> Others in the company were Alphonsus Cobb and T. C. Worth. Beginning in 1916 a large advertisement in the *Durham Morning Herald* announced "There Is Every Reason Why You Should Own a Home On CLUB BOULEVARD, the Beautiful Residence Section Between Watts Hospital and the Country Club." Listing such neighborhood assets as city water and sewer and the macadamized boulevard with curbs and gutters and cement sidewalks, the Durham Realty & Insurance Company boasted that four homes had recently been completed and four more were under construction.<sup>5</sup> **Figure 1: Advertisement.**

The grantee index showing lot sales from 1913 to 1923 lists approximately ninety sales in the new subdivision. Sales were slow until 1919, when lots began

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<sup>1</sup>"Rails to the Past," by Tom Miller, *Parade* (September 1994).,

<sup>2</sup> "Was There Really a Club on West Club?" by Tom Miller, *Parade* (Dec. 1994). See photo of clubhouse, demolished in mid-20<sup>th</sup> century, in neighborhood newsletter in District File.

<sup>3</sup> Durham Co. Plat Book 5, 75.

<sup>4</sup> "Personal Sketches," Wyatt Dixon, *How Times Do Change*, 142.

<sup>5</sup> *Durham Morning Herald*, April 9, 1916.

to sell like hotcakes, hitting their peak during 1921 when twenty-seven lots were sold. Three standard covenants appeared in the deeds: the dwelling must cost a minimum of \$2,500; it must have at least a forty-foot setback from the sidewalk along Club Boulevard; and the lot may never be owned or occupied by a colored person.<sup>6</sup> Among the earliest residents of Club Acres were medical personnel affiliated with the hospital, such as Dr. Adkins and Dr. Bitting, who bought lots from the West End Company in 1915 and 1916 and soon afterward built houses **(2101 and 2105 W. Club Boulevard)**.<sup>7</sup> The houses are nearly identical comfortable two-story, hip-roofed houses of unassuming Craftsman-Colonial style, covered with shingles, with wraparound porches. In 1915, down the street from the new Hillandale Country Club, William C. Lyon, prosperous owner of a hardware and building company in Durham, built a splendid tan brick Classical Revival/Prairie style house with granite trim and a Prairie style brick front porch **(2423 W. Club Blvd.)**. This is one of the most architecturally formal houses in the district. Across the street, Daniel T. Sasser of the Royal & Borden furniture company, built a two-story Colonial Revival-Craftsman style house **(2418 W. Club Boulevard)** about 1915. The asymmetrical facade with large wraparound porch conveys an air of comfortable informality.

In the same year, John Sprunt Hill's bank, the Durham Loan and Trust Company, subdivided a tract known as "Englewood" to the south of Club Acres, extending from Ninth Street to Alabama Avenue. Englewood was designed to link with Club Acres, with Carolina Avenue and Virginia Avenue extending through to Club Boulevard. The 198 lots are considerably smaller, averaging 50 x 150 feet in size, and the intersecting streets of Edith, Virgie, Hale, Rosehill, and Oakland break up the south side of Englewood Avenue into smaller blocks than those on Club Boulevard.<sup>8</sup> Sales of these lots began in 1913 as well, with no restrictive covenants appearing in the deeds. Among the earliest lots purchased were at the intersection of Englewood and Carolina Avenue, where four of the largest houses in Englewood were erected. J. W. and Katie Neal bought the lot at 2101 Englewood Avenue in 1914 and soon after built a handsome, large Neoclassical Revival style house with Queen Anne details and granite trim. **(Neal-Ford House)** <sup>9</sup> G. C. Glymph, who operated a grocery store on Ninth Street, bought two lots at **2040 Englewood Avenue** in 1919 and soon built a beautiful Foursquare style house with a wraparound porch.<sup>10</sup>

Most of the remaining sections of the Watts-Hillandale district were subdivided in the 1910s as well, although the lots along Broad Street and Iredell Street are separate subdivisions that date from the early 1890s. These streets were originally named Seventh and Eighth streets. With Ninth Street they formed the western portion of a large development scheme that failed to fully ignite. Only after Club Acres and Englewood began to develop did these streets build out.<sup>11</sup>

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<sup>6</sup> For example, see Durham Co. DB 51, 23: West End Land Co., to M. W. McCollum, 1916.

<sup>7</sup> Durham County DB 50, 314; Durham Co. DB 51, 24.

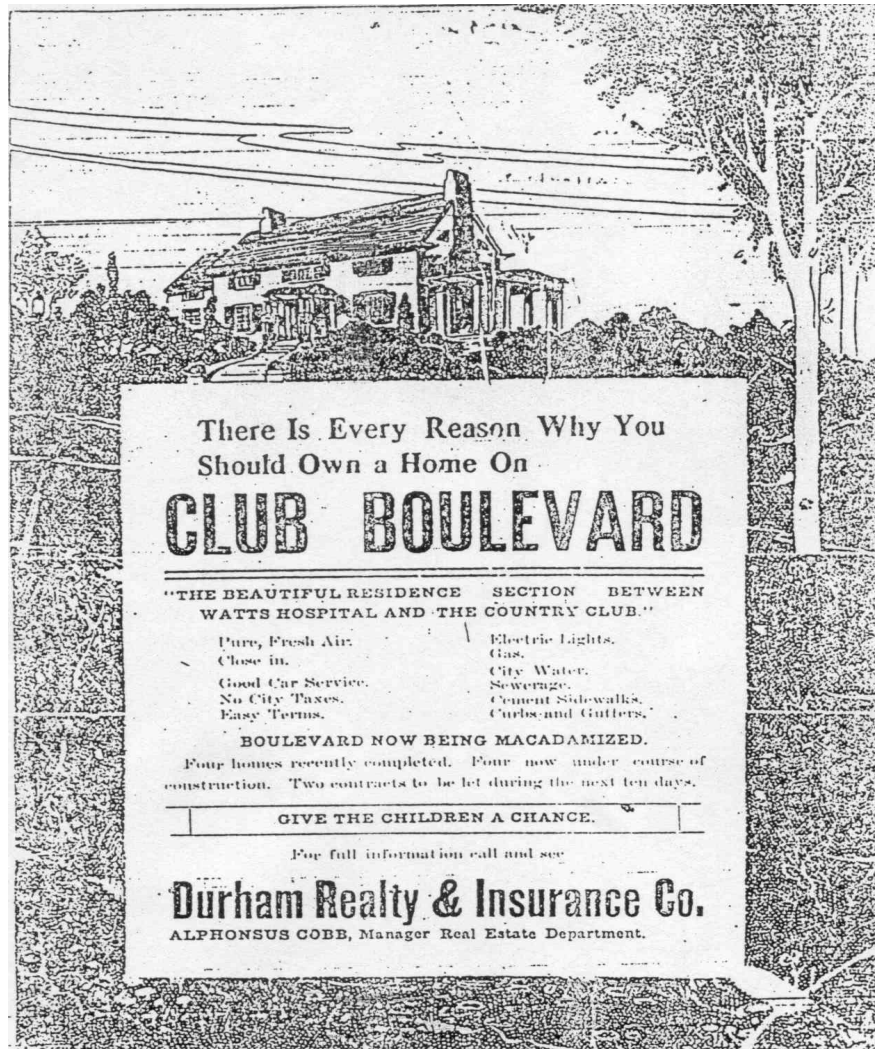
<sup>8</sup> Durham Co. Plat Book 5, 47.

<sup>9</sup> Durham County DB 47, 33.

<sup>10</sup> Durham County DB 56, 140.

<sup>11</sup> See Durham County Plat Book 3B, 196. Information supplied by Tom Miller, neighborhood resident.

Figure 1: Advertisement for Club Acres, Durham Morning Herald, April 9, 1916



There Is Every Reason Why You  
Should Own a Home On

## CLUB BOULEVARD

"THE BEAUTIFUL RESIDENCE SECTION BETWEEN  
WATTS HOSPITAL AND THE COUNTRY CLUB."

Pure, Fresh Air.	Electric Lights.
Close in.	Gas.
Good Car Service.	City Water.
No City Taxes.	Sewerage.
Easy Terms.	Cement Sidewalks.
	Curbs and Gutters.

**BOULEVARD NOW BEING MACADAMIZED.**  
Four homes recently completed. Four now under course of  
construction. Two contracts to be let during the next ten days.

**GIVE THE CHILDREN A CHANCE.**

For full information call and see

### Durham Realty & Insurance Co.

ALPHONSUS COBB, Manager Real Estate Department.

S. J. Hester subdivided the two western blocks of Englewood Avenue between Alabama and Hillandale in 1913.<sup>12</sup>

The western anchor of the district, the Durham Waterworks, was completed in 1917—one of the first modern municipal waterplants in North Carolina. The city purchased acreage on the west side of Hillandale Road, at the west end of Club Boulevard, and built a ten-acre reservoir, filtration plant, pump station and other buildings (**1405 Hillandale Rd.**). W. M. Piatt & Company, which specialized in waterworks engineering, constructed the plant. The original filtration plant is a three-story brick Romanesque Revival style building with a one-story wing. Together with a diminutive matching pumping station and a whimsical valve house with a bracketed tile roof and diamond-paned windows in the center of the lake, the waterworks has statewide historical and architectural significance in the history of municipal engineering facilities. The

<sup>12</sup> Durham County Plat Book 1, 12.

plant expanded in 1927 with a two-story brick wing built to receive the underground aqueducts coming from the new city reservoir at Lake Michie. The building was doubled in size with a stuccoed Art Moderne addition in 1949-50.

The 1913 Sanborn Insurance Map, the first to include any sections of the new neighborhood, shows a scattering of dwellings. The Colonial-Craftsman two-story house at **1119 Iredell Street** appears on the 1913 map, as do the first two of a group of four Queen Anne cottages at **1109, 1113, 1115, and 1119 Ninth Street**. At this time Club Boulevard was called E Street (or North Road), although the West End Land Company renamed it Club Boulevard in the same year. Two prominent pharmacists, Angus McDonald, and E. R. Thomas, built similarly large and informal houses: McDonald at **1204 Broad Street**, Thomas at **2009 West Club Boulevard** during the decade. W. H. Butler, owner of a shoe repair shop, purchased **2417 W. Club Boulevard** in 1917 and soon afterward built a rambling bungalow with big, stone-pillared front porch and a porte-cochere.<sup>13</sup> W. T. Eure bought two lots in 1919 and built a big Colonial Revival house with a porch wrapping around three sides just west of the hospital (**2002 W. Club Boulevard**). His daughters spent their careers as nurses and administrators at the hospital, and other nurses boarded in the big comfortable house as well. Nurses lived in spare bedrooms in a number of the houses around the hospital, and appear in the city directories of the 1920s and 1930s as tenants.

Directly across from the hospital, two brothers bought lots side by side in 1921 and built large homes. Joseph J. Woods, a yard foreman at Erwin Cotton Mills, built a two-story frame house of Craftsman style, with siding and wood shake walls and a wraparound porch at **2001 W. Club Boulevard**. At **2003 W. Club Boulevard**, William H. Woods, with the West Durham Lumber Company and a building contractor, built himself a plain brick Foursquare with a large front porch with porte-cochere. D. C. Mitchell, president of the Durham Lumber Company, built himself a striking Foursquare at **2015 W. Club Boulevard** in the early 1920s. Covered with wood shakes, the deeply gabled front porch has dramatically bracketed eaves. Samuel Greene, a superintendent at the lumber company, built a house for his family at **2219 W. Club Boulevard** in 1925. The shingled, large-porched bungalow appears to be adapted from a plan in the Alladin Company catalogue.<sup>14</sup>

The handsome houses along Club Boulevard characterize Durham's finer residential construction from the 1910s to the 1940s. Although a few were likely designed by architects, most of the designs came from mail-order house plans or catalogues or the creativity of local contractors. One such prolific Watts-Hillandale contractor was John L. Sally, who worked out of his house in the nearby Trinity Park neighborhood from about 1914 to his death in 1947. Sally was both builder and designer. He is credited with the design and construction of a handsome brick Craftsman style house for Dr. T. C. Kerns (**2212 W. Club Boulevard**) in the early 1920s. The house is distinguished by shallow projecting wings at the ends of the facade, a heavy bracketed entrance stoop, flanking picture windows with casements, and a picturesque attic dormer. Sally also built speculative houses in the neighborhood. The "Sally 6" are [sic] a striking group

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<sup>13</sup> Durham Co. DB 51, 107, 196.

<sup>14</sup> Watts-Hillandale Third Annual Old Durham Home Tour, 1999.

of diminutive Tudor Revival, Dutch Colonial, Foursquare and bungalow style houses at **2405-2415 Club Boulevard**, between Alabama and Georgia Avenues. In 1927 Sally bought three and one-half lots and subdivided them into six 40-foot lots. He apparently built the houses soon after as speculative dwellings.<sup>15</sup> Although smaller than the standard Club Boulevard houses, the Sally group has comparable stylish craftsmanship and blend well into the picturesque streetscape of the boulevard.

Watts-Hillandale District houses largely represent typical examples of fashionable residential styles, including the Craftsman bungalow, Foursquare, Colonial Revival, Tudor Revival, and Period Cottage styles. One eccentric design, the Adkins-Williams House (**1107 Alabama Avenue**), stands out for its deviation from typical form. Although a bungalow, the early 1920s house features a distinctly different front porch composed of Craftsman posts supporting a tall paneled frieze and a small cross-gable above each end porch bay. D. McGregor Williams, assistant superintendent of the City Waterworks, lived here for many years. Directly opposite, the house built for Dr. Ira Stoner (**1106 Alabama Avenue**) at the same time is equally eccentric. The two-story, front-gable house is the district's closest equivalent to the Shingle Style, although the battered piers of the front and side porches represent Craftsman features.

One of the most important landscape amenities of the Watts-Hillandale district was a later addition. The majestic willow oaks that now form a leafy cathedral along Club Boulevard were planted by the City of Durham in the late 1920s. Margaret Brawley, wife of Senator Sumpter C. Brawley and resident of 2422 W. Club Boulevard, petitioned the city to plant trees along Club Boulevard and other city streets throughout the 1920s.<sup>16</sup>

During the 1920s and 1930s, the dominant house form in the district was the bungalow or Craftsman style variation. These are smaller than the first phase of construction along Club Boulevard, but appear in a wide variety of forms and with an endless variety of details. A picturesque English Cottage, with eyebrow entrance hood over the entrance and latticework pergola, was built at **2217 W. Club Boulevard** for John T. Kerr, Jr., upon his marriage in the early 1920s, by his father John T. Kerr, owner of the Durham Foundry & Machine Works.<sup>17</sup> Bookkeeper W. Fuller Mansfield had a handsome bungalow built at **2109 Englewood Avenue** in 1925.<sup>18</sup> The gabled front porch has bold battered brick posts. The simple but handsome bungalow with wraparound porch at **2321 W. Club Boulevard** was built in 1920 for F. A. Hixon, who managed the Durham Woolworth Company store. Machinist O. Clem Snipes is believed to have built the modest yet attractive bungalow at **2006 Englewood Avenue** in the early 1920s.

In the late 1920s, taste in houses evolved into the Tudor Revival and various Period Cottage styles. Brick construction became popular during this era. Gresham Hill, a foreman at Liggett & Myers Tobacco Company, had a large

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<sup>15</sup> Durham Co. Plat Book 6, 146; Hilda Coble (daughter of John Sally), interview with Ruth Little, March 10, 2000.

<sup>16</sup> Information supplied by Tom Miller, neighborhood resident.

<sup>17</sup> DA&HI, 268.

<sup>18</sup> Durham County DB 78, 249.

brick Tudor Revival style house built at 1907 W. Club Boulevard. Walter A. Biggs, secretary-treasurer of Home Building and Loan Association, had a frame Dutch Colonial style house built at 2414 W. Club Boulevard. Bank cashier J. Willard Muse built a Craftsman-style house of multi-colored brick, with a porte-cochere at 1110 Virginia Avenue.

During the years of the Great Depression, growth in the Watts-Hillandale District slowed considerably. Hill's City Directory for the early 1930s reveal that many district homeowners took in borders, often nurses who worked at the hospital. Durham's trolley system closed down in the early 1930s. Watts Hospital continued to thrive, but the Country Club did not. The depression and competition from the thriving Hope Valley Club doomed the Hillandale Country Club. ... In 1939 John Sprunt Hill donated the Hillandale facility and golf course to the Durham Foundation, which operates the course today. The clubhouse was torn down around 1950, its land subdivided and new houses built on the site in the 1960s.<sup>19</sup>

During the 1930s and early 1940s the Watts-Hillandale district continued to develop with period revival style houses. A scattering of duplexes was built throughout the district beginning in the 1930s, primarily on Englewood Avenue and Ninth Street. One of the earliest duplexes (**1109 Georgia Avenue**) is a frame side-gabled form with a wide classical porch sheltering the two front doors. It was built in the 1930s. The most notable collection of duplexes occupies the **1100 block of Ninth Street**. Three duplexes built in the 1930s stand at **1102, 1104, and 1106 Ninth Street**, each of handsome Colonial Revival style with well-finished details. Across the street, **1105-1107 Ninth Street** is a Colonial Revival style duplex built in the 1940s. Located just half a block from Watts Hospital, these high-end duplexes may have housed medical staff and their families.

The area of the Watts-Hillandale District north of Club Boulevard, including Woodrow, Wilson, and Pershing streets between Maryland Avenue on the east and Alabama Avenue on the west, was subdivided in 1918 as the Hester Subdivision by the Atlantic Coast Realty Company of Greenville, N.C. and Petersburg, Va.<sup>20</sup> Construction was very slow until the 1930s, when small Colonial Revival and Cape Cod style houses began to line the blocks. At the same time, the remaining lots in the older sections of the district were being developed. At **2128 Englewood Avenue**, in the late 1930s, Clarence Morris built a substantial brick Elizabethan Cottage with a gabled entrance with arched batten door with a picturesque stone surround. Photographer James Strawbridge, owner of Strawbridge Studios, apparently built the brick Period Cottage with an arched batten door and picturesque roofline at **2601 Englewood Avenue** in the late 1930s. Strawbridge lived and operated his photo studio here for many years.

The Watts-Hillandale District had largely reached its current appearance by the mid-1940s. Only a few undeveloped lots remained. In the late 1940s and 1950s brick and frame Minimal Traditional-style houses and Ranch houses, as well as duplexes, appeared on these infill lots. Residency was quite stable, with many of

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<sup>19</sup> "Was There Really a Club on West Club?" by Tom Miller, *Parade* (Dec. 1994).

<sup>20</sup> Durham County Plat Book 5, 61.



the original homeowners remaining in the neighborhood throughout their lives, into the 1960s and 1970s. Watts Hospital abandoned its campus in 1976 for the new Durham County General Hospital in the north section of the rapidly growing town. In September 1980, the first class of high school students moved into the deserted Watts Hospital buildings as the campus began a new life as the North Carolina School of Science and Mathematics, a boarding school for academically talented students from all over North Carolina.<sup>21</sup> The old Spanish Mission style buildings have been lovingly restored, while new, architecturally harmonious buildings have been added. In one of the city's best examples of adaptive reuse, old Watts Hospital now thrives as NCSSM and continues to stabilize the Watts-Hillandale District.

The Watts Hospital-Hillandale Neighborhood Association was founded in 1984 to preserve and enhance the residential character of the area. The six-block length of Club Boulevard is a grand urban gesture, one of the loveliest streets in Durham. The ancient willow oaks between the sidewalks and curbs on both sides of Club Boulevard soar one hundred feet in the air to create a leafy bower. Many of the houses have been rehabilitated in the past two decades. Among the association's traditions are a July 4 children's parade which began in 1950, FestOval, a fall gathering in Oval Park, and Night of Lights, a celebration of the neighborhood with luminaries in front yards, and a food drive for local community organizations. The Association and the City of Durham sponsored the historic study that has culminated in this nomination to the National Register of Historic Places.

#### **Additional Community Development and Architecture Context**

Amid the explosive growth of neighborhoods around central Durham in the first half of the 20th century, the Watts-Hillandale neighborhood, laid out in 1913, occupies a transitional position between the early grid-patterned subdivisions and the later naturalistically-planned subdivisions. It was developed prior to the advent of the picturesque suburban plan in the 1920s, yet looks toward this concept with its focal point of Oval Park. The overall framework for the significance of the neighborhood is found in Claudia Roberts Brown's Durham multiple property documentation form, "Historic Resources of Durham," 1980. The historic contexts: City of the New South: Public Services and Real Estate Development: 8.22-24, and "The Development of Modern Durham: the 1920s and 1930s" 8.33-34, illuminate the planning and community development significance of the Watts-Hillandale Historic District.

The advent of a trolley system in 1902 resulted in the platting of the first suburbs in Durham. One of the earliest, Trinity Park, located on the east side of the campus of Duke University (now the East Campus), was subdivided in 1901 by Brodie L. Duke when the new Durham trolley system plan was announced. Another early suburban neighborhood is Morehead Hill, which developed southwest of the town center in the 1890s. In 1910 attorney, banker, and philanthropist John Sprunt Hill built his opulent Spanish Colonial Revival style house at 900 S. Duke Street, now one of only two mansions left standing in Durham. By the early 1910s, this enclave of high-ranking Duke tobacco company executives was the most fashionable neighborhood in Durham. A suburb that evolved in direct response to the trolley was Lakewood, laid out in

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<sup>21</sup> P. Preston Reynolds, *Watts Hospital 1895-1976*, 89.

1902 by Richard Wright, owner of the trolley line known as the Durham Traction Company. The construction of Watts Hospital in 1908-1910 in a rural area northwest of the town center precipitated the development of the Watts-Hillandale neighborhood. Forest Hills, created in the early 1920s, is the first Durham suburb of naturalistic plan. Located southeast of Lakewood, Forest Hills featured picturesque winding streets, a golf course, pool, and clubhouse. In the late 1920s, Durham's first truly rural country club suburb, Hope Valley, was established on rolling acreage southwest of Lakewood. Hope Valley's curving streets and large lots were laid out around an eighteen-hole golf course. The final important early 20th century Durham suburb is Duke Forest. Duke University developed this neighborhood in the late 1920s to provide lots for its professors to build homes.

Architecturally, the houses of the Watts-Hillandale Historic District are closest in character to those of nearby Trinity Park. Both districts are characterized by bungalows, Foursquares, Colonial Revival boxes, and period revival-style houses. Although Watts-Hillandale was not Durham's most exclusive subdivision of the era, middle and upper-middle class houses of architectural distinction arose on its lots. The "Historic Resources of Durham" contains two architectural contexts that illuminate the architectural significance of the district: The Period Revival Styles, 1910s-1940 (pp. 7.15-7.17) and Picturesque Revival Styles: Houses (pp.7.18-7.20). The 1920s and 1930s were the era of the popular bungalow in Durham. Using plans ordered by mail or selected from contractors' guidebooks, contractors built bungalows in all sizes and all stylistic variations. Those built by the relatively affluent homeowners in the Watts-Hillandale and Trinity Park neighborhoods tend to be larger and more carefully finished than bungalows built in working class neighborhoods such as East Durham and Old West Durham.

An important trend in Durham housing of the 1920s and 1930s is the "period house" containing elements of historical revival styles without being strictly imitative. Examples are gambrel-roofed houses that evoke the Dutch Colonial style, Tudoresque cottages, and houses featuring neoclassical features evocative of Georgian and Federal architecture. In the 1920s period houses and substantial bungalows began to be built throughout the newer Durham suburbs, including College View, Watts-Hillandale, North Durham, Duke Park, and Trinity Park. Sometimes developers built rows of period houses of the same form, individualized by varying decorative features. The "Sally 6" at **(2405-2415 W. Club Boulevard)** exemplify this type of speculative venture. Another example is a 1922 row of six houses in the 900 block of Green Street in the Trinity Heights Historic District (NR).<sup>22</sup> Individuals building custom houses also commissioned period houses among the traditional foursquares and academic period revival houses.

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<sup>22</sup> Brown, *The Durham Architectural and Historic Inventory*, 202.

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(This ends the text from the 2001 Watts-Hillandale National Register nomination).

# Watts-Hillandale Boundary Description

The Watts-Hillandale Historic District boundary (see Map 2) is based on the assessment of the historic fabric of the neighborhood and the National Register District. These boundaries are generally as follows: the eastern boundary is the properties on the east side of Broad Street from Sprunt Avenue to West Club Boulevard south along the back property lines of Iredell Street; the southern boundary is the south property lines along Englewood Avenue west to Hillandale Road; the west side of the Durham Waterworks property is the western boundary; the northern boundary begins at the northern edge of West Club Boulevard to Georgia Avenue, then takes in all properties along the northern side of West Club Boulevard to Maryland Avenue. A few properties north of Club along Alabama and Carolina Avenues and Woodrow Street are also included. The properties along Maryland Avenue from West Club Boulevard to Sprunt Avenue and the NC School of Science and Mathematics south of Sprunt Street connect back to Broad Street. The following parcels, referenced by block addresses are located within the boundaries of the Watts-Hillandale Historic District:

Broad Street

**1200 through 1300 Blocks** (east side)

West Club Boulevard

**1900 through 2400 Blocks** (both sides) **2500 Block** (south side) and **NC School of Science and Mathematics**

Hillandale Road

**1100 Block** (east side) and **Durham Water Works**

Englewood Avenue

**2000 through 2600 Blocks** (both sides)

Georgia Avenue

**1100 Block** (both sides)

Alabama Avenue

**1100 through 1200 Blocks** (both sides) and **1301**

Virginia Avenue

**1100 Block** (both sides), **1200 Block** (east side) and **1209**

Woodrow Street

**2204, 2206, 2210, 2005 and 2001**

Oakland Avenue

**1100 and 1200 Blocks and 2300**

Oval Drive

**1100 Block and Oval Park**

Carolina Avenue

**1100 through 1200 Blocks**

Pershing Street

**2000** only

Maryland Avenue

**1300 through 1500 Blocks** (west side)

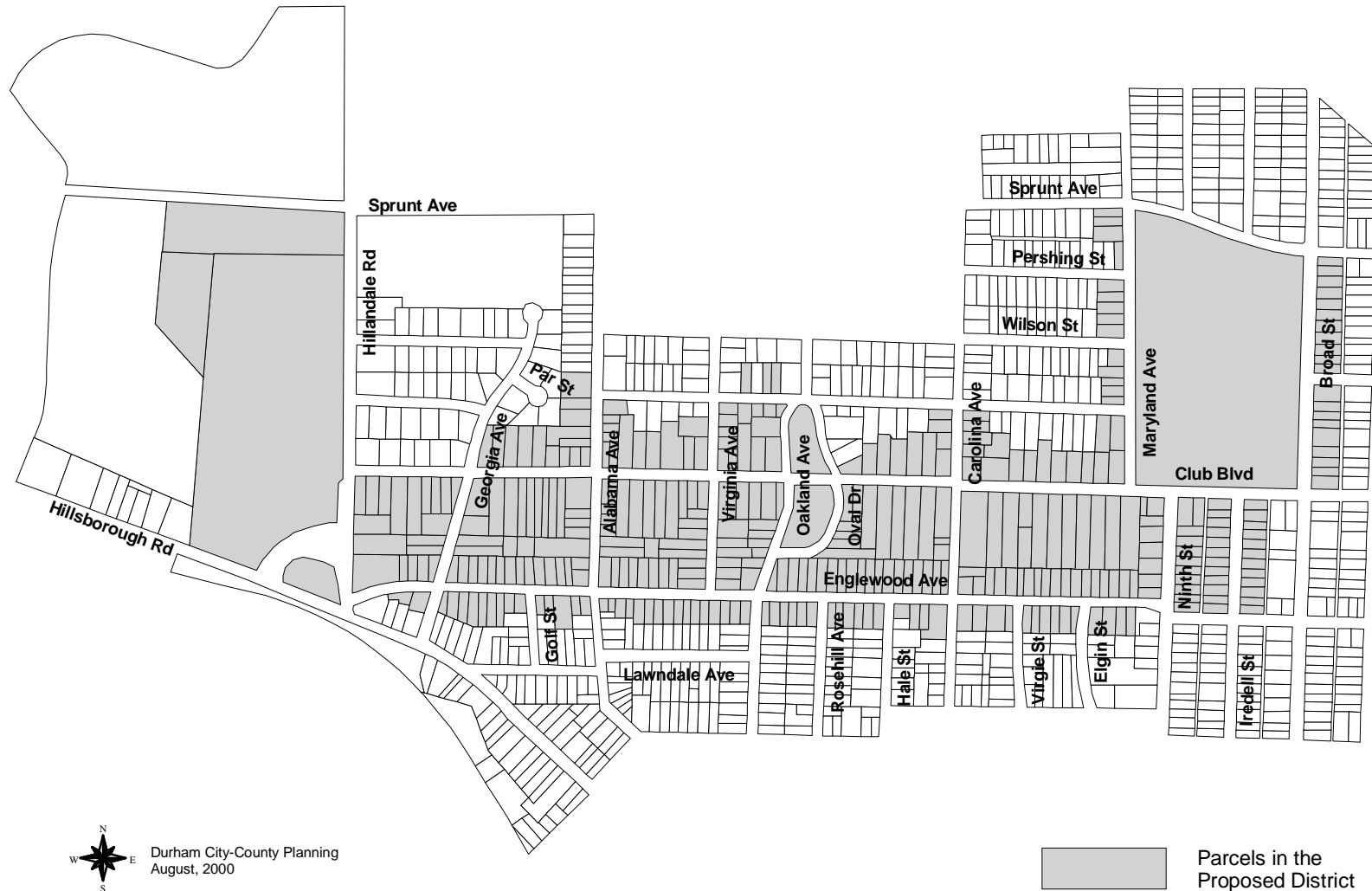
Ninth Street

**1100 Block**

Iredell Street

**1100 Block**

Map 2  
**Watts Hospital-Hillandale Historic District**  
Local District Boundaries



## Watts-Hillandale Historic Inventory and Analysis

In 1999, Dr. M. Ruth Little completed a survey and inventory of the Watts Hillandale neighborhood and nominated the District to the National Register. The survey information was used to analyze the attributes and needs of the historic area and to establish the final boundaries of the local Historic District. This section of the Preservation Plan addresses the existing conditions of the structures that make up the Watts-Hillandale Historic District. The section is divided into six subsections: Criteria, Significance, Building Conditions, Architectural Styles, Landscaping and Signage, and Present Zoning.

### Criteria

It is important to establish clear criteria for judging both the significance and condition of structures within the Watts-Hillandale Historic District. The following terms are used in this Preservation Plan to measure each property's historical significance and condition. Further architectural terms are defined in the Principles and Review Criteria section. The following significance terms are based on historical, architectural or cultural merit:

**“C” Contributing:** Those properties that contribute to or support the qualities that make up the district.

**“NC” Non-Contributing:** Those properties which do not contribute to the District; however, these properties may do so in the future with alterations or age.

The following terms relate to the physical condition of the properties:

**“S” Sound:** Those properties that exhibit good visual and structural condition (may need minor cosmetic repairs or maintenance).

**“M” Marginally Deteriorated:** Those properties that exhibit fair or poor visual and structural condition (may need moderate repairs and maintenance).

The list in Figure 2 includes all of the existing primary structures that are located in the local district boundaries as of April 2003. The geographical distribution of historic significance is shown on Map 3.

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
1101 <b>Alabama Avenue</b>	1920s	C	S
1105	1920s	C	S
1107	1920s	C	S
1111	1920s	C	S
1113	1920s	C	S
1115	VACANT		
1106	1920s	C	S
1108	1950s	NC	S
1110	1920s late	C	S
1112	1920s	C	S
1114	1950s	NC	S
1207	1920s	C	S
1209	1920s	C	S
1211	1920s	C	S
1215	1940	C	S
1208	1930s	C	S
1210	1930s	C	S
1212	1930s	C	S
1214	1940s	C	S
1301	1920s	C	S
1219 <b>Broad Street</b> (former Watts Hospital)	1908-1990s	C	S
1200	1952 ca.	NC	S
1202	1910	NC	S
1204	1915 ca.	C	S
1206	1915 ca.	C	S
1212	1975 ca.	NC	S
1214	1920s	C	S
1216	1920s	C	S
1218	1920s	C	S
1222	1920s	NC	S
1300 <b>Broad Street</b>	1920s	C	S
1302	1920s	C	S
1304	1920s	NC	S
1306	1920s	NC	S
1308	1920s	C	S
1310	1920s	NC	S
1312	1920s	C	S
1314	1920s	NC	S
1316	1920s	NC	S
1318	1920s	NC	S
1320	1920s	C	S



Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
1107 <b>Carolina Avenue</b>	1950s	NC	S
1209	1950s	NC	S
1211	1920s	C	S
1213	1920s	C	S
1208	1950s	NC	S
1210	1930s	C	S
1212	1940s	C	S
1214	1920s	C	S
1907 <b>West Club Boulevard</b>	1920s	C	S
1911	1923	C	S
1915	1930s late	C	S
1917	1930s	C	S
1919	1932	C	S
2001	1921 ca.	C	S
2003	1921 ca.	C	S
2005	1954	NC	S
2009	1920 ca.	C	S
2011	1950 ca.	NC	S
2015	1921 ca.	C	S
2019	1920s early	C	S
2021	1910 ca.	C	S
2023	1920s early	C	S
2027	1920s late	C	S
2031	1960 ca.	NC	S
2002	1920 ca.	C	S
2004	1923	C	S
2008	1950s	NC	S
2010	1930s	C	S
2014	1950s	NC	S
2016	1921	C	S
2020	1920s	C	S
2022	1922	C	S
2026	1920s	C	S
2032	1922	C	S
2101 <b>West Club Boulevard</b>	1916 ca.	C	S
2105	1916 ca.	C	S
2109	1922, '40s, '90	C	S
2111	1920s early	C	S
2115	1922 ca.	C	S
2117	1930s late	C	S
2119	1920s early	C	S
2121	1920s early	C	S
2100	1915 ca.	C	S
2104	1920s	C	S
2108	1920s	NC	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
2112 <b>West Club Boulevard</b>	1940s	C	S
2114	1920s	C	S
2118	1940	C	S
2215 <b>West Club Boulevard</b>	1920s early	C	S
2217	1920s early	C	S
2219	1920s early	C	S
2221	1920s early	C	S
2223	1920s early	C	S
2212	1920s early	C	S
2216	1920s early	C	S
2218	1920s early	C	S
2220	1930s late	C	S
2222	1920s early	C	S
2301	1923 early	C	S
2303	1920s early	C	S
2305	1920s early	C	S
2307	1920s early	C	S
2309	1940s late	NC	S
2311	1920s early	C	S
2313	1920s early	C	S
2317	1920s early	C	S
2319	1930s late	C	S
2321	1920	C	S
2300	1920s early	C	S
2302	1920s late	C	S
2308	1920s early	C	S
2310	1920s early	C	S
2314	1920s early	C	S
2316	1928 ca.	C	S
2318	1940s early	C	S
2320	1920s early	NC	S
2401 <b>West Club Boulevard</b>	1920s early	C	S
2403	1920s late	C	S
2405	1920s late	C	S
2407	1920s late	C	S
2409	1920s late	C	S
2411	1920s late	C	S
2413	1920s late	C	S
2415	1920s late	C	S
2417	1920s late	C	S
2419	1930s late	C	S
2423	1915 ca.	C	S
2400	1928 ca.	C	S
2402	1940s early	C	S
2404	1920s late	C	S
2406	1960s	NC	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
2410 <b>West Club Boulevard</b>	1923	C	S
2412-14	1920s early	C	S
2416	1920s early	C	S
2418	1915 ca.	C	S
2422	1912 ca.	C	S
2501 <b>West Club Boulevard</b>	1920s early	C	S
2503	1920s late	C	S
2505	1930s early	C	S
2507	1950s	NC	S
2511	1920s early	C	S
2513	1920s early	C	S
2515	1930s	C	S
2005 <b>Englewood Avenue</b>	1920s late	C	S
2007	1920s late	C	S
2009	1920s late	C	S
2011-13	1930s early	C	S
2015	1950s early	NC	S
2017	1920s late	C	S
2019	1930s late	C	S
2021	1940s late	C	S
2023	1920s late	C	S
2025	1920s late	C	S
2027	1960 ca.	NC	S
2031	1920s early	C	S
2035	1920s early	C	S
2039	1920s early	C	S
2041	1910s late	C	S
2004	1930s early	C	S
2006	1920s early	C	S
2008	1920s late	C	S
2010	1920s early	C	S
2012	1920s early	C	S
2014	1950s	NC	S
2016	1930s late	C	S
2018	1920s early	C	S
2020	1950s	NC	S
2022	1920s early	C	S
2024	1920s late	C	S
2026	1920s late	NC	S
2028	1920s late	C	S
2030	1920s late	C	S
2032	1920s late	C	S
2034	1920s early	C	S
2038	1940s early	C	S
2040	1920 ca.	C	S
2101 <b>Englewood Avenue</b>	1910s late	C	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
2103 <b>Englewood Avenue</b>	1920s late	C	S
2105	1920s late	C	S
2109	1920s early	C	S
2113	1930s early	C	S
2115	1920s late	C	S
2117	1920s early	C	S
2119	1930s early	C	S
2121	1920s early	C	S
2123	1930s early	C	S
2100	1920s early	C	S
2102	1920s early	C	S
2104	1950s	NC	S
2106	1950s	NC	S
2108	1920s late	C	S
2110	1920s late	C	S
2112	1920s early	C	S
2114	1930s early	C	S
2116	1920s early	C	S
2118	1920s late	C	S
2120	1920s early	C	S
2122	1920s early	C	S
2124	1920s early	C	S
2126	1920s early	C	S
2128	1930s late	C	S
2201	1920s late	C	S
2203	1920s late	C	S
2205	1920s late	C	S
2207	1920s late	C	S
2209	1920s late	C	S
2211	1920s late	C	S
2204	1930s late	C	S
2206	1930s late	C	S
2208	1930s late	C	S
2210	1950s early	NC	S
2301 <b>Englewood Avenue</b>	1950s-60s	NC	S
2303	1920s late	C	S
2305	1930s late	C	S
2307	1930s late	C	S
2309	1940s late	C	S
2311	1940s late	C	S
2313	1930s early	C	S
2315	1950s early	NC	S
2317	1950s-60s	NC	S
2319	1920s late	C	S
2321	1920s early	C	S
2323	1930s late	C	S
2325	1950s-60s	NC	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
2327 <b>Englewood Avenue</b>	1920s late	C	S
2329	1930s late	C	S
2331	1930s early	C	S
2300	1920s late	C	S
2316	1920s late	C	S
2318	1930s early	C	S
2320	1920s late	C	S
2322	1930s early	C	S
2324	1930s late	C	S
2326	1950s	NC	S
2328	1950s	NC	S
2330	1940s late	C	S
2406 <b>Englewood Avenue</b>	1920s early	C	S
2408	1920s early	C	S
2410	1930s early	C	S
2412	1920s early	C	S
2401	1920s late	C	S
2403	1920s late	C	S
2405	1920s early	C	S
2407-9	1950s	NC	S
2411	1930s early	C	S
2501 <b>Englewood Avenue</b>	1940s late	C	S
2503	1940s late	C	S
2505	post 1950	NC	S
2507	1920s late	C	S
2509	1920s late	C	S
2511	1930s late	C	S
2513	1920s late	C	S
2515	1920s late	C	S
2517	1920s late	C	S
2500	1940s	C	S
2502	1920s early	C	S
2504	1920s early	C	S
2506	1930s late	C	S
2508-10	1935 ca.	C	S
2512	1930s early	C	S
2516	1940s early	C	S
2518	1940s late	NC	S
2601 <b>Englewood Avenue</b>	1930s late	C	S
2600	1930s late	C	S
2602	1930s late	C	S
2604	1930s late	C	S
2606	1930s late	C	S
1105 <b>Georgia Avenue</b>	1940s early	C	S
1107	1940s late	C	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
<b>1109 Georgia Avenue</b>	1940s late	C	S
1111	1920s early	C	S
1106	1920s early	C	S
1108	1920s early	C	S
1112	1940s early	C	S
<b>1110 Hillandale Road</b>	1970s ca.	NC	S
1112	1910 ca.	C	S
1114	1930s early	C	S
1118	1939	C	S
1405 (Water Works)	1917-90	C	S
<b>1100 Iredell Street</b>	1920s early	C	S
1102	1920s early	C	S
1104	1920s early	C	S
1106	1930s late	C	S
1108	VACANT		
1110	1920s late	C	S
1112	1920s late	C	S
1114	1930s early	C	S
1116	1920s late	C	S
1118	1930s late	C	S
1120	1930s late	C	S
1122	1930s late	C	S
1101	1920s late	C	S
1103	1920s late	C	S
1105	1920s early	C	S
1107	1920s late	C	S
1109	1920s late	C	S
1111	1920s late	C	S
1113	1920s early	C	S
1115	1920s early	C	S
1117	1930s late	C	S
1119	1910 ca.	C	S
1121	1910 ca.	C	S
1123	1950s	NC	S
<b>1301 Maryland Avenue</b>	1940s early	C	S
1303	1920s	C	S
1305	1920s	C	S
1307	1920s	C	S
1309	1940s	NC	S
<b>1401 Maryland Avenue</b>	1920s	C	S
1405	1930s late	C	S
1407	1940s early	C	S
1409	1930s late	C	S
1411	1930s early	C	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
<b>1509 Maryland Avenue</b>	1920s	NC	S
1511	1920s late	C	S
1513	1920s, 1980s	NC	S
<b>1103 Ninth Street</b>	1920s early	C	S
1105-7	1940s early	C	S
1109	1910 ca.	C	S
1113	1910 ca.	C	S
1115	1910 ca.	C	S
1119	1910 ca.	C	S
1100	1920s early	C	S
1102	1930s	C	S
1104	1930s	C	S
1106	1930s	C	S
1108	1930s late	C	S
1110	1930s	C	S
1112	1920s early	C	S
1114	1920s early	C	S
1116	1940s late	C	S
<b>1103 Oakland Avenue</b>	1920s late	C	S
1105	1920s late	C	S
1107	1920s late	C	S
1109	1920s late	C	S
1111	1926	C	S
1209	1930s late	C	S
<b>1110 Oval Drive</b>	1920s late	C	S
1112	1920s late	C	S
1114	1920s late	C	S
1116	1920s late	C	S
<b>Oval Park</b>	1913	C	S
<b>2000 Pershing Street</b>	1920s late	C	S
<b>1100 Virginia Avenue</b>	1920s late	C	S
1102	1920s late	C	S
1104	1920s late	C	S
1106	1980s	NC	S
1108	1920s late	C	S
1110	1928	C	S
1101	1950s early	NC	S
1103	1920s early	C	S
1105	1920s late	C	S
1107	1920s early	C	S
1109	1920s early	C	S

Figure 2: Watts-Hillandale Property Data

Property	Date	Significance	Condition
1111 <b>Virginia Avenue</b>	1920s late	C	S
1113	1920s late	C	S
1115	1950s early	C	S
1208 <b>Virginia Avenue</b>	1930s late	C	S
1210	1942	C	S
1212	1930s early	C	S
1214	1920s late	C	S
1209	1920s late	C	S
2204 <b>Woodrow Street</b>	1940s early	C	S
2206	1930s early	C	S
2210	1930s late	C	S
2201	1930s late	C	S
2203	1920s late	C	S
2205	1920s late	C	S
2209	1920s late	C	S
2001 <b>Woodrow Street</b>	VACANT		
2005	VACANT		
2006	1920s	C	S

## Significance

Figure 2 and Map 3 show the dates and architectural significance of all the structures within the local historic district. These rankings and construction dates help to determine the existing historic fabric of the overall district. From the chart and map, we learn that the Watts-Hillandale Historic District contains 368 primary structures plus two complexes (Durham Water Works and Former Watts Hospital now the NC School of Science and Mathematics), a park and three vacant lots. There are 50 non-contributing buildings in the district (note that this figure is less than the 2001 National Register District designation due to a number of structures have now reached sufficient age to qualify as contributing). Contributing buildings number 318 plus the contributing structures within the two institutional complexes make up the rest of the District. The historic significance of the District is further accentuated by the fact that over 90 percent of the primary structures were constructed between 1910 and 1950, and over 60 percent were constructed before 1930. While many of the properties have undergone major changes over the years (aluminum and vinyl siding, window alterations, additions, etc.), most of the properties have retained a significant amount of their original character.

## Building Conditions

Figure 2 shows the relative building conditions of all structures within the District. The building condition rankings are of major importance for the protection of a district's historic resources. All properties in the Watts-Hillandale Historic District are listed as sound, which indicates generally good property maintenance. Although the neighborhood displays a great deal of care on the part of property owners, a number of homes have received extensive alterations that have resulted in the loss or replacement of historic fabric. The local historic district designation is important for this valuable area to slow this alteration of historic details and to further protect this early Durham neighborhood.



## Architectural Styles

The Watts-Hillandale Historic District displays an interesting mix of architectural styles. The two institutional complexes in the District have individual styles that are not found elsewhere in the District - the Spanish Colonial Revival style of the former Watts Hospital structures dating from 1909 and the Romanesque style of the early buildings of the Durham Waterworks from 1917. While no specific home style is dominant in the district, certain trends are evident. Traditional house forms, some with applied neo-classical details are found throughout the area. For example, the earliest homes known to exist in the District were a series of Queen Anne style houses with applied sawn work on Ninth Street (Figure 3). Once the most prevalent house type in Durham's earlier neighborhoods, this style had lost much of its popularity by the time the Watts-Hillandale neighborhood developed.

Many of the homes along West Club Boulevard are representative of the full spectrum of architectural styles found in the neighborhood. The E. R. Thomas House located at 2009 West Club Boulevard (Figure 4) was built around 1920 and is a fine representation of the Foursquare style. E. R. Thomas was the owner of a drug store on Ninth Street for many years. The Brock-Crocket House at 2115 West Club Boulevard (Figure 5) was built in 1922 for Thomas Brock a foreman with the American Tobacco Company. The home's Colonial Revival/Craftsman style details include a cross-gabled hip roof, boxed cornice and wrap-around-porch. Two distinct versions of the Bungalow style are also found on West Club Boulevard. The Loring B. Walton House located at 2411 West Club Boulevard built in the late 1920s (Figure 6) is one of the Sally Six and has Bungalow features such as an engaged, full facade front porch and side gable roof with a shed dormer. Strikingly different from this Bungalow is the one located at 2300 West Club Boulevard (Figure 7) that was built several years earlier. The E. C. Dameron House also has a side gable roof but much lower with a front gabled porch and deep eaves with exposed brackets and rafter tails. One of the more unique style homes in the neighborhood is the J. T. Kerr, Jr. House located at 2217 West Club Boulevard (Figure 8). This house is representative of the English Cottage style by the stuccoed walls and the tall side-gable roof with clipped gables and a bracketed arched hood over the entrance.

Even with diverse architecture, a number of similarities can be found among the existing structures. Over 90 percent of all structures in the district feature gable roofs in various configurations (see Appendix A: Glossary and Illustrations for typical roofs, cornices, windows and other details). Also, nearly all of the approximately seventy homes with hip roofs have gables on dormers or porches. Four of the district properties have gambrel roofs. Most homes feature an upper story dormer or attic gable which is often functional and decorative. The effect of these gables and dormers is to emphasize the roofs of the structures and accentuate the height of the structures. The structures range from one-story to three-stories in height. Most structures have prominent chimneys which make the buildings visually taller as well. These chimneys are often decorative brick and are placed either interior or exterior. The oldest homes feature decorative corbelled brick stacks.

Nearly all structures in the Watts-Hillandale Historic District include a porch on the main facade, either covered or uncovered. Most of the earliest structures include a full-facade or wrap-around covered porch which was often engaged. The porches on later homes, particularly the Bungalows, were also near full-facade and featured prominent plinths and other details to make the porches the most prominent design element of the structure. The *porte cochere* is a feature on a few District homes and is usually incorporated into a wrap-around porch. Most porches feature wooden details; however, the more prominent homes exhibit handsome brick and stone details. Tapered, box posts and matchstick railings are common porch treatments in the district. Even the smallest of the structures includes a porch, or minimally, a stoop on which to place a chair or two.

Other notable architectural details include the window and door treatments. Windows in the district represent a full spectrum of types (see Illustrations: Window Types). One-over-one and two-over-two, double-hung sash windows are common. Variations of these types are prevalent throughout

the district. Six-over-six and nine-over-nine are also found in abundance as well. Doors and entrance treatments vary greatly in the district. Some doors are solid with raised panels while others are full view glass or paneled with half glass. French doors are also found in abundance. Transoms and sidelights are found frequently as part of the main entrance. Decorative side windows (fanlights, lunettes, etc.) are also found flanking entrances on a number of homes in the district. Also, it is noted that there are a number of incompatible replacement windows as well.

The overall appearance of the entire District shows a diverse mix of mass and scale, however, on individual streets, the mass and scale appear compatible. For example, the smaller homes on West Club Boulevard are detailed in a manner that makes the scale appear closer to the larger homes. There is evidence of a strong desire by the early builders to maintain an order in the neighborhood while promoting individual styles. One example is the one-story John Kerr house at 2217 West Club is an English Cottage style with a tall roof line that makes the scale fit more closely with the two-story homes nearby. Most important is that the structures are well designed and stand the test of time as individual homes. The other notable aspect of the homes in the district is the prominent use of finely crafted architectural details, many of them unique, even on the more modest homes. For example, the one-story Mitchell-Baker House (2301 West Club Boulevard) displays two elaborately designed broken pediments on the roof suggesting dormers but are actually attic vents. This small house also includes a finely detailed entry porch and *porch cochere* as well. D. C. Mitchell was the owner and his family owned the Durham Lumber Company that may explain the fine detailing.

Map 3  
**Watts Hospital-Hillandale Historic District**  
Architectural/Historical Significance

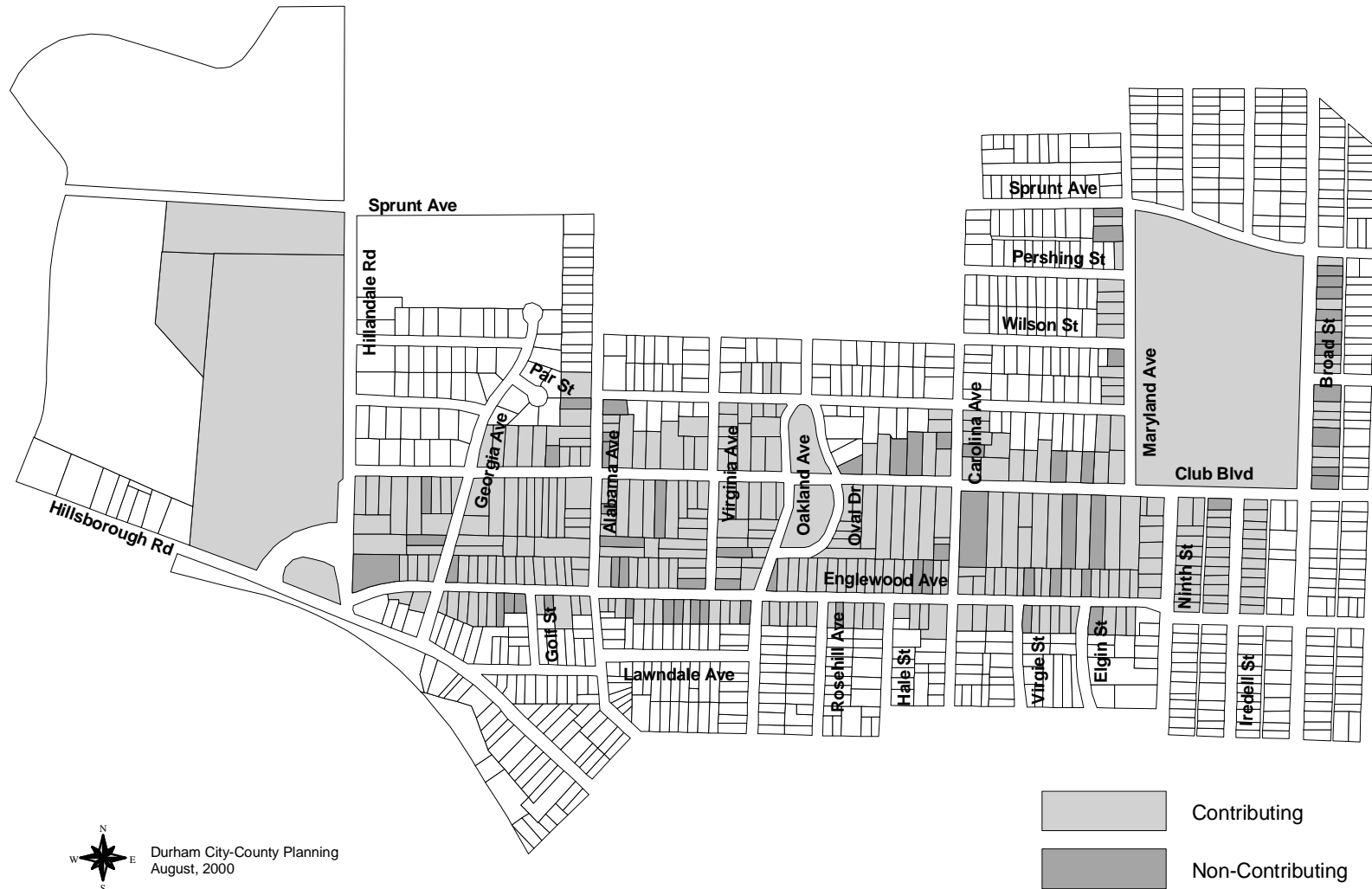


Figure 3: *Queen Anne Style*



1115 Ninth Street  
(ca. 1910)

One-story gable and wing house

Boxed cornice with returns (broken pediment)

Lozenge-shaped eave vent

Near full-facade porch with turned porch posts and fan brackets

Spindlework railing

Interior chimney

German siding

One-over-one sash windows

*Figure 4: Foursquare Style*



**2009 West Club Boulevard  
(ca. 1920)**

Symmetrical form

Pyramidal, hipped roof

Full-facade porch

Tapered box posts on brick piers

Matchstick rails

Transom and sidelights at entrance

One-over-one sash windows

*Figure 5: Colonial Revival/Craftsman Style*



**2115 West Club Boulevard  
(ca. 1922)**

Hipped roof with cross gable

Front, boxed cornice (pedimented with fan shaped vent)

Nine-over-nine windows

Glazed Craftsman door with transom and sidelights

Wrap-around-porch with classical posts on brick piers

*Figure 6: Bungalow Style*



**2411 West Club Boulevard**  
(ca. late 1920s)

1 ½ story frame cottage

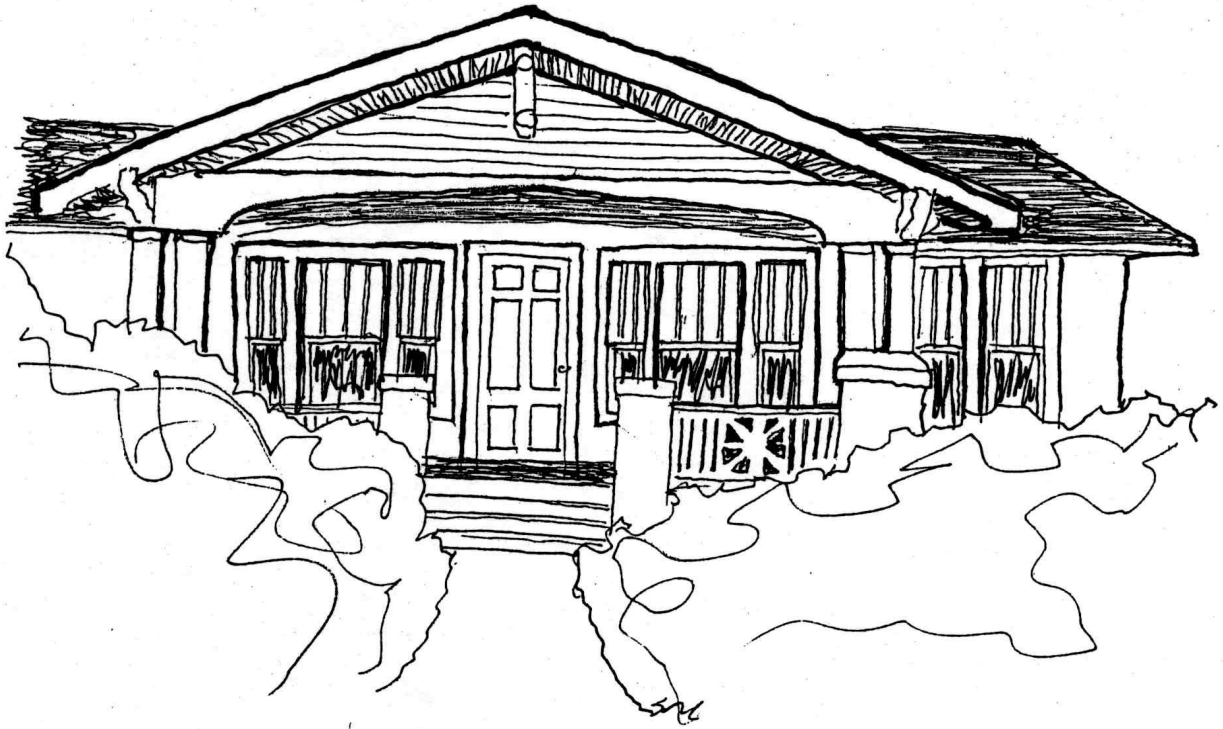
Side gable roof with shed dormer windows

Glazed and paneled door

Engaged, full-facade front porch

Twelve-over-one and eight-over-one windows

*Figure 7: Bungalow Style*



**2300 West Club Boulevard  
(circa early 1920s)**

Side gable roof with gabled porch

Peaked lintel

Tripled boxed posts on stucco piers

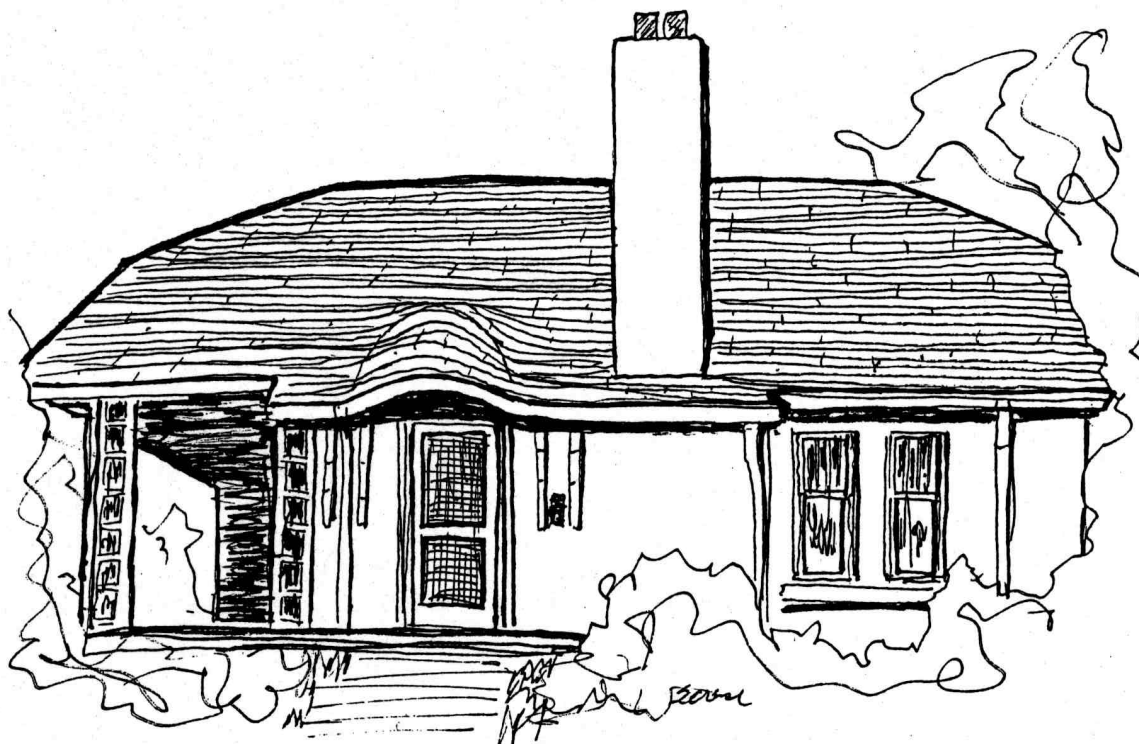
Matchstick rails with starburst detail

Deep eaves with brackets and exposed rafter tails

Four-over-one windows



*Figure 8: English Cottage Style*



**2217 West Club Boulevard  
(ca. early 1920s)**

1 ½ story stuccoed house

Side gable roof with clipped gables

Bracketed arched hood over entrance

Interior and front chimney

Engaged side porch

Four-over-one windows

## Streetscape and Landscape

One of the most unifying features of the entire district is the street layout and landscaping. The basic grid-form of the streets and the consistent building setbacks of the Watts-Hillandale Historic District have been maintained since the earliest days of this street car suburb. The Watts-Hillandale neighborhood is one of the more impressive landscaped neighborhoods in the City. Flowering shrubs (azaleas, hydrangeas, camellias, etc.), annuals and perennials are prominent throughout the lawns of the District. Various grasses and ground covers are typical for the well-manicured lawns in the neighborhood. Hard surfaces such as driveways and walkways tend to be gravel, paving strips, asphalt, brick, stone and concrete. Overall, the landscape features in the district, including both softscape and hardscape, are impressive and well maintained.

The neighborhood is well shaded with mature trees planted both in the right-of-way and private lawns along most streets; however, one street in particular is noteworthy. Along West Club Boulevard (then known as E Street), the dramatic treed canopy of oaks was begun in the second decade of the 20th century and has been attributed to Margaret Brawley, wife of North Carolina State Legislator, Sumter Brawley. Her persistent efforts to convince City officials to see the logic of street trees paid off for the Watts-Hillandale neighborhood and others, as well. Planting and maintaining street trees became a standard operation for the City, and Club Boulevard from the water-works on the west end to Roxboro Street in the east became the first recipient. In more recent years the neighborhood association has been a model for the City for their tree planting and conservation. Since 1994, they have planted over 80 trees in their neighborhood to replace diseased, damaged and dying trees.

Anchored by the park-like settings of the former Watts Hospital on the east and the lake at the waterworks, W. Club Boulevard also benefited from the location of a new park in the mid-1920s. The four-acre, Oval Park was created in the 2200 block of the street. Featuring tennis courts, picnic shelter, ball field and other amenities; the park has become major attribute of the neighborhood. One of the most significant aspects of this park is the annual Fourth of July children's parade that culminates at the park each year since 1950.

## Present Zoning

Zoning issues have long been a major concern with the Watts-Hillandale neighborhood residents. The existing zoning categories of the Watts-Hillandale Historic District are shown on Map 4: *Present Zoning*. The majority of the district is zoned for residential with predominately single-family zones of R-3, R-5, and R-8. The West Club Boulevard properties and areas north are typically R-8 while Englewood properties are mostly R-5 and R-3. The two blocks of Broad Street forming the western edge of the District are zoned OI-2 (Office) in the north and NC (Commercial) in the south. Specific rezoning recommendations were adopted as implementation measures of the *Northwest Central Durham Plan*.

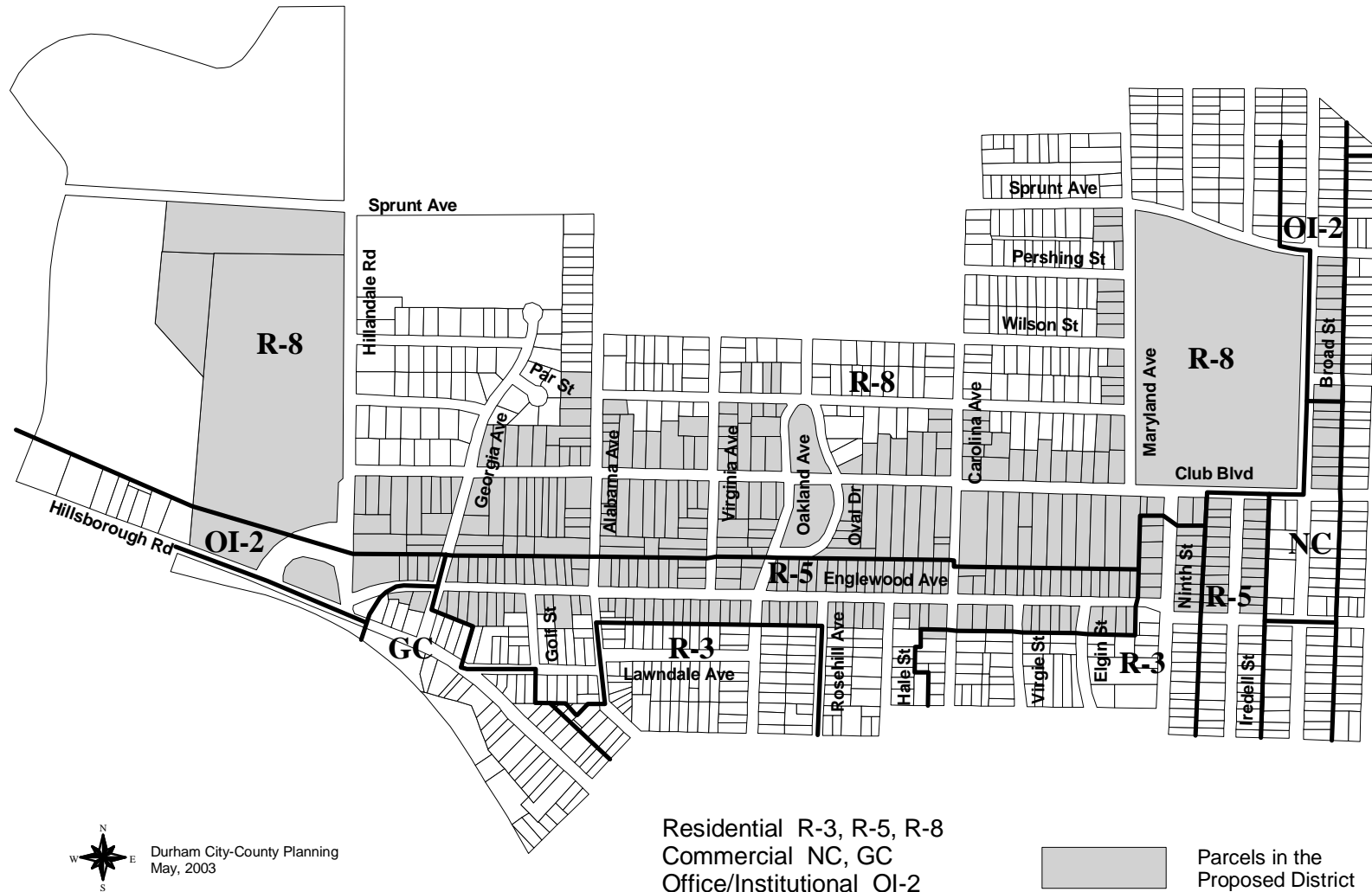
## Summary

This review of the inventory data indicates much about the past appearance of the neighborhood. The vast majority of structures contribute to the historic fabric of the district. While some buildings are deteriorating, most are in good to excellent condition. A wealth of individual details exists on architecturally compatible structures throughout the district, and the overall setting has remained historically stable. The assessment of this information was used to create the following section of the Preservation Plan. The Historic Preservation Strategy discusses the way the Watts-Hillandale Historic District can remain a vital part of Durham's heritage, and how the City and property owners can work together to preserve the historic attributes of their unique area.

# Map 4

## Watts Hospital-Hillandale Historic District

### Present Zoning



Durham City-County Planning  
May, 2003

# Historic Preservation Strategy

## Introduction

The strategy section of the Preservation Plan for the Watts-Hillandale Historic District consists of the goal, policies and recommendations needed to maintain and re-establish the historic context of the neighborhood. The historic preservation goal is a general statement which indicates the desired end state or condition of the local historic District. Following the goal is a list of policies for the district, which are specific statements of what posture the City should take to encourage historic preservation in the district. The recommendations are the suggested means for acting on the policies. The goal, policies and recommendations will guide the Historic Preservation Commission, other public bodies, property owners and developers as they make decisions regarding the future development and preservation of the Watts-Hillandale Historic District.

## Historic Preservation Goal

The goal of the *Watts-Hillandale Historic District Preservation Plan* is **a viable residential neighborhood with its historic heritage intact, preserved and displayed in its buildings, streetscapes, parks, institutions and landscape, and a community which understands and respects that heritage.** This goal addresses the physical elements of architecture in the district, but also focuses on awareness in the Durham community and in the neighborhood of our historic resources. In the Watts-Hillandale Historic District, the heart of this historic significance is Durham's early economy based primarily on tobacco and clothing mills but also the great institutions that supplied the health and educational needs for our City. The people long associated with these institutions and industries built their homes in the neighborhood, and Durham is fortunate to have these architectural treasures today. The goal further emphasizes the thoughtful rehabilitation of historic properties, compatible new construction, and new investment in and around the district.

In keeping with the goal to maintain a residential neighborhood, the Plan calls for preventing the further intrusion of commercial zoning in the neighborhood except for duplex dwellings lawfully established before the date of adoption of the Plan, and where possible, maintaining a single-family residential use. This goal is also consistent with those stated in the *Northwest Central Durham Plan* (NWCD). The NWCD Plan and the Preservation Plan further have a common goal to prevent the further congestion and unsafe pedestrian conditions by promoting traffic calming measures that maintain the traditional pedestrian orientation of the neighborhood. The addition of decorative street lighting and appropriate historic district signing is a final aim.

The policies to reach the goal of the Watts-Hillandale Historic District Preservation Plan are grouped into six categories of preservation concern: Education, Regulation, Financial Issues, Technical Assistance, and Planning Coordination. This categorization is not meant to reflect a priority; these policy areas are considered of equal importance in achieving the Plan's stated goal. Specific recommendations or actions are included for each policy as steps to be taken by the City or other actors to implement the policies of the Plan.

# **Watts-Hillandale District Policies and Recommendations**

## **Policy: Education**

Provide information and educational resources to property owners, residents and the community at large about all aspects and implications of historic district designation and historic preservation.

### **Recommendations for Action**

- a. Develop an informational brochure for property owners and residents describing the historic district designation and how it affects physical modifications.
- b. Support the existing organizations and institutions active in the district (the Watts-Hillandale Neighborhood Association, N. C. School of Science and Math, etc.) as a means of disseminating information and advocating the interests of the residents.
- c. Make available to all property owners and residents in the district a copy of the Design Guidelines and Review Criteria section of this Plan.
- d. Develop and conduct historic preservation rehabilitation workshops, oriented to the needs of district property owners and residents, to display and teach appropriate preservation techniques.
- e. Recommend that the City consider installation of appropriate historic district signs at the boundaries of the district.

### **Discussion**

Education of people affected by historic district designation is probably the single most important means of insuring its success in preserving the community's historic resources. Property owners in particular need to be aware of the restrictions applied to their properties and the protection afforded to their properties. Having property owners aware of the Certificate of Appropriateness requirement will help to alleviate problems of modifications being undertaken without historic review.

An informed citizenry is also an asset in preserving the historic resources in the Watts-Hillandale area. The community at large benefits from connecting Durham's past with the buildings and neighborhoods, as they exist today. Knowing about the role of Watts-Hillandale in the City's history will aid in the understanding of why Durham is what it is today.

The policies and recommendations outlined here emphasize a positive approach to education in historic preservation. The City will pull together expertise of the Planning staff, Commission members, the N.C. Division of Archives and History and other community resource persons as needed to support educational programs. These programs include brochures, audio-visual materials and workshops as well as basic information dissemination.

## **Policy: Regulation**

1. Require the issuance of a Certificate of Appropriateness prior to the issuance of building permits for any exterior building or site modification.
2. Use the Design Guidelines and Review Criteria in this Plan as a basis for issuing Certificates of Appropriateness.
3. Use the other authorities granted to the Historic Preservation Commission, including delaying demolition, to preserve the historic heritage of the district.
4. Enforce existing housing code and zoning requirements to preserve the character of the neighborhood and architectural heritage of the district.

### **Recommendations for Action**

- a. Provide to property owners and residents of the district, and the general public upon request, an easy to understand copy of the Design Guidelines and Review Criteria.
- b. Adhere to the Historic Preservation Commission Rules of Procedures and administrative procedures to facilitate the fair and timely review of requests for Certificates of Appropriateness.
- c. Support the neighborhood's efforts to retain the single-family residential zoning of their area.
- d. Utilize staff in conjunction with district representatives to potentially extend current boundaries of the National Register Historic District and the local district.

### **Discussion**

The major authority granted to the Historic Preservation Commission is the issuance of Certificates of Appropriateness (COA), which protects the neighborhood from intrusive exterior treatments of buildings. The State enabling legislation and local ordinance already require that design guidelines be established to indicate what constitutes historically appropriate building modifications. These design guidelines and review criteria for the Watts-Hillandale Historic District are included in the Preservation Plan. To further protect the integrity of the district, the Commission may delay demolition within the district for up to 365 days, initiate and participate in negotiations to save buildings, propose changes in City policies affecting historic resources and report violations. The Historic District Commission intends to take an active role in exercising its authority to protect the district.

As the pressures for new development increase in the future, the zoning of the Watts-Hillandale area becomes a serious issue. In recent years zoning has become an increasingly important issue in and around the District. The Watts-Hillandale and other neighborhood associations have fought the further encroachment of commercial and office zoning into the area and as a result, minimal intrusion into the character of the neighborhood has taken place. As a result of the *Northwest Central Durham Plan*, zoning changes were undertaken to downzone from Commercial to Office a block on the eastern side Broad Street across from the School of Science and Mathematics. This action was to keep commercial development at bay. Residential rezonings were to replace RG zones generally along Englewood Avenue to R-2 that would allow duplexes. Following the adoption of the NWCD Plan, the R-2 Zone was eliminated so the properties were rezoned to R-3 that also allowed duplexes. All of these measures were taken to protect the overall single-family residential character of the neighborhood while maintaining a minimal of commercial uses. This concept is supported by the preservation plan.

### **Policy: Financial Issues**

1. Investigate, implement and publicize financial incentives to encourage property owners to maintain and preserve properties in the district.

### **Recommendations for Action**

- a. Educate the property owners about the landmark designation powers of the Historic Preservation Commission.
- b. Study the use of other local tax incentives for the renovation of historic structures.
- c. Investigate the potential for owners of historic properties to take advantage of State historic tax credits.
- d. Work with the neighborhood to study the possibility of extending the National Register boundaries beyond the current boundaries.

### **Discussion**

The City of Durham and Durham County merged the City's Historic District Commission with the County's Historic Properties Commission on July 1, 1992. This merger created the Historic Preservation Commission, which has the power to recommend designation of local districts and landmarks in both the City and County. Landmark designation allows the property owner the opportunity to apply for a property tax deferral. The tax deferral would allow the property to be taxed at 50 percent of its assessed value. This deferral is one of the best incentives available for the preservation of historic structures in North Carolina. However, the program is intended for those Durham properties that have the highest degree of historic integrity and cultural significance, and the vast majority of historic properties in Watts-Hillandale will not qualify.

The policies and recommendations of this Plan recognize that the potential for designating local landmarks does not address all of the financing assistance needs in the district. Planning staff and the Commission will investigate other incentives, grants and other financial aid for district property owners. Also, sources of funding or fund raising opportunities that have not been anticipated may emerge in the future. The City should be prepared to develop those opportunities for innovative financial assistance as they arise. The creation of the State historic tax credits for home owners in 1998 offers owners of qualifying structures another opportunity to help offset the costs of maintaining the historic integrity of individual structures in Watts-Hillandale. The staff in the Durham City-County Planning Department can assist owners with finding the right incentives.

### **Policy: Technical Assistance**

1. Offer reasonable and timely technical assistance to property owners and developers for the design and implementation of either restoration or new construction in the district.

### **Recommendations for Action**

- a. Maintain a historic preservation library and a file of knowledgeable consultants to assist district residents and the community at large in solving technical problems in the Planning Department.
- b. Offer the technical expertise of the Planning staff and Historic Preservation Commission members where appropriate to assist in solving technical problems.
- c. Facilitate the using of whatever technical assistance may be available from the State Historic Preservation Office in the North Carolina Division of Archives and History.

### **Discussion**

Often property owners find it difficult to deal with problems specific to their historic structures, in particular with the maintenance, repair or replacement of historic exterior elements. Frequently, out of frustration or ignorance, historic elements will be removed and replaced with incompatible materials. The Durham City-County Planning Department offers support for historic district property owners in finding financial, technical, and materials resources for repairing and saving historic details.

Significant historic preservation expertise exists in the Planning Department, Historic Preservation Commission, State agencies and in the local community. The Watts-Hillandale Historic District Preservation Strategy acknowledges the importance of bringing together technical experts and property owners planning renovation and/or new construction. But making the connection is not always sufficient because property owners can be expected to utilize such expertise only if it will not result in significant increases in development time or cost.

### **Policy: Development Activity**

1. Promote appropriate new development opportunities in the historic district.

#### **Recommendations for Action**

- a. Support compatible and creative new development within the boundaries of the district.
- b. Promote compatible new development on appropriately zoned land at the periphery of the district.
- c. Support efforts to create a more pedestrian and transit friendly atmosphere in and around the district.

#### **Discussion**

Economic development opportunities in the Watts-Hillandale Historic District are limited by the residential nature of the area. The recommendations focus on supporting adjacent economic development activities that are compatible with the residential character of the area.

Historically, the development of the neighborhood has included an eclectic mix of housing types. The plan endorses the continued development of compatible residential units on vacant sites while recommending that commercial uses remain on the eastern edge of the district. New adjacent development should be evaluated for the impact on the neighborhood before approval. The Commission offers its assistance in working with landowners in and around the district to identify compatible uses for vacant parcels.

The impending transit station planned for Ninth Street several blocks from the district offers an opportunity to focus on more pedestrian friendly amenities. The success of Durham's transit stations is dependent upon their use by residents, students and patrons of businesses and institutions throughout Durham. Improvements to lighting, sidewalks and landscaping will help to make the area more livable and desirable and to make it more comfortable for pedestrians. The specific improvements and the potential impact of the transit station area development are discussed more fully in the next section.

### **Policy: Planning Coordination**

1. Promote planning in and around the Watts-Hillandale Historic District to support and encourage historic preservation.

#### **Recommendation for Action**

- a. Promote and stabilize the preservation of the historic fabric of the adjoining neighborhoods and the institutional and commercial properties.
- b. Utilize the expertise of the Commission and Planning staff to create and promote a unified street lighting, signage, and landscaping for the District.

#### **Discussion**

Historic preservation objectives can best be achieved if the surrounding neighborhoods are viable and thriving. Planning activities, which coordinate public and private development decisions, will contribute to the neighborhood's stability. The proximity of Duke University, the N C School of Science and Mathematics and other institutional sites in and around the neighborhood may impact the single-family residential character in the future as growth occurs. These potential impacts, while minimal for now, warrant the need to further define the boundaries of the residential neighborhood and limit intrusions of incompatible uses. Likewise, planning activities oriented toward commercial and mixed-use areas outside of the district boundaries closer to the planned Ninth Street transit station, will compliment the area and help to continue the single-family



residential desirability of the district. While promoting the continued development of these nearby areas, it is also important to preserve their historical context in relation to Watts-Hillandale.

The integrity of the historic fabric of Watts-Hillandale is also dependant upon its setting. The use of historically compatible street lighting would not only help to visually unify the neighborhood, but the additional lighting could help with security. Other unifying landscape features could also help the identity of the neighborhood. The use of compatible trees and other plantings in the district could contribute as well to a more historically viable neighborhood (see the *Principles and Review Criteria for Certificates of Appropriateness* section that follows for more information about landscape features).

### **Policy: Traffic Calming**

Streets, lighting, signage, parks, utilities and all other public facilities in the district should be so arranged and governed that promote the stability of the district and preservation of the historic and architectural resources located there.

#### **Recommendation for Action**

- a. Support the design and use of appropriate traffic calming measures to keep w. Club Boulevard and other streets in the district compatible with the historic character of the neighborhood.
- b. Adopt a signage design manual for historic character of Durham's neighborhoods.

### **Summary**

The goals, policies and recommendations addressed in the Historic Preservation Strategy section are the framework for the success of Watts-Hillandale as a local historic district. The goal of preserving this valuable neighborhood can only be met with the cooperation between the neighborhood and the City. The Historic Preservation Commission and Planning staff will strive to implement the recommendations and issues addressed in the Strategy in a timely manner. Moreover, the Strategy, in combination with the following Design Guidelines and Review Criteria, will provide a logical, self-help guide for property owners in planning improvements, rehabilitations, and changes for their structures.

## Appendices

## Appendix A: Glossary

Familiarity with the following terms will contribute to a better understanding of the nature of these guidelines. The Illustrations that follow are typical of those found in Durham's historic neighborhoods. Further definitions are found in the Preservation Plans for the various Local Historic Districts.

<b>Ashlar</b>	A block of building stone either carved, dressed or left intact from the quarry.
<b>Bay</b>	A visual division on the facade of a building based on underlying structural members.
<b>Block Face</b>	The entire block as viewed from the street; including streetscape, building facades, landscaping, fronted side yards, and utilities (usually shown in elevation drawings).
<b>Broken pediment</b>	A triangular decorative gable above a door, window or roof that has an area at either the bottom or top where the line forming the triangle stops.
<b>Bungalow</b>	A simple, one or two story house type from 1900-1930 that is one of the most common house styles of the 20th century. Simple shape, deep overhangs, hip and gable roof forms and dormers or attic windows are all common to this style. Craftsman and cottage are two styles of bungalows found in Durham.
<b>Corbelling</b>	Decorative brick-work, usually in a stepped design, common for chimneys.
<b>Cornice</b>	A projecting, horizontal element at the top of a building or a section of a building used to visually divide the sections. Usually a cornice is decorative in nature.
<b>Elevation</b>	The exterior vertical faces of a structure shown in drawings.
<b>Engaged Porch</b>	A porch covered by the continuous roofline of the main structure.
<b>Facade</b>	The face or front of a building.
<b>Fanlight</b>	A semi-circular or semi-elliptical window with a horizontal sill often above a door.
<b>Fenestration</b>	The arrangement of windows and openings on a building.
<b>Four-Square</b>	A traditional American two-story house; typically square in plan with a hip roof and dormer. Usually a one-story, full-façade porch is on the front.

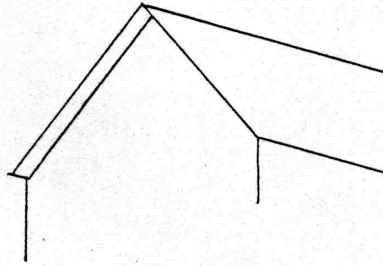
<b>Footprint</b>	The perimeter or outline of a structure as it is positioned on the land in a plan.
<b>German siding</b>	Wooden siding, concave top edge that fits into a corresponding rabbet edge in the board above; similar to a horizontal tongue and groove siding.
<b>Lunette</b>	A crescent or half-round window.
<b>Lintel</b>	The horizontal member, usually made of wood or stone, above a door or window.
<b>Masonry</b>	Building materials such as stone, brick and stucco which are used as a facing or for structural support.
<b>Matchstick railing</b>	A simple railing made of square in plan vertical members with no taper or other details.
<b>Orientation</b>	The directional placement of a structure to its setting, the street and other structures
<b>Pattern</b>	The various forms (materials, windows, buildings, etc.) arranged in a rhythmic manner that is repeated on a single building or a block-face.
<b>Pier</b>	A vertical, structural support of a building, porch, roof, fence, etc.
<b>Pilaster</b>	A column which has been affixed to the surface of a building.
<b>Pitch</b>	The slope of a roof expressed in vertical rise in inches per horizontal run in feet.
<b>Plan</b>	A drawing showing the building and its setting on a horizontal plane.
<b>Plinth</b>	The base for a porch column, usually constructed of brick or other masonry. Most rise from the ground as part of the foundation and extend to the height of the railing. Common on bungalow style homes.
<b>Porte Cochere</b>	A side porch that is covered for vehicles to drive under.
<b>Rehabilitation</b>	Making alterations and repairs to a structure (of any age) for a new use while retaining its original character.
<b>Renovation</b>	A general term meaning the renewal, rehabilitation or restoration of an historic building.
<b>Restoration</b>	Recreating the appearance of a structure or site from a particular period of time in its history by replacing lost elements and removing later ones.
<b>Rondel</b>	A small round or oval window usually adjacent to an entrance, typically in a spoke design in leaded glass or glass and wood.

<b>Scale</b>	The relationship of the mass and size of a structure to other buildings and humans.
<b>Sidelight</b>	A vertical window adjacent to a door, usually incorporated into the framework for the entrance and often found on each side of the door with a transom above.
<b>Spandrel</b>	A common Victorian porch detail which consists of a decorative panel between two vertical elements or an arch.
<b>Streetscape</b>	The right-of-way of a street or the view of the entire street including curbs, sidewalks, landscaping, utilities, street furniture and structures.
<b>Stucco</b>	A facing material for a building made from sand, cement, and lime applied in a liquid form which hardens to a durable finish.
<b>Surround</b>	An ornamental element that frames a window, door or other opening.
<b>Tapered Box Post</b>	A square in plan post that tapers in at the top and usually rests on a masonry plinth.
<b>Texture</b>	The building and landscape materials (brick, stone, siding, concrete, ground covers, <i>etc.</i> ) which are found in a district, block or site.
<b>Transom</b>	A window element, usually horizontal, above an entrance door or a larger window.

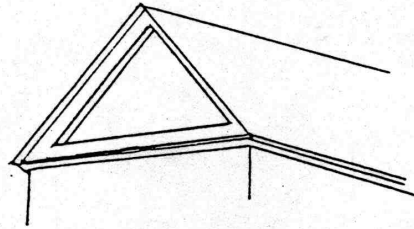
## Appendix B: Illustrations

### Gable Treatments

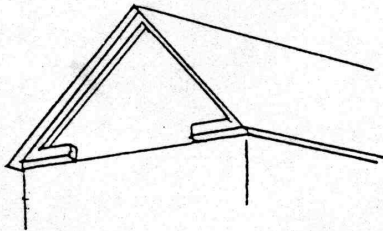
**Plain Gable**



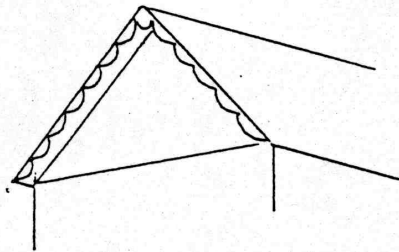
**Boxed Cornice  
Pedimented**



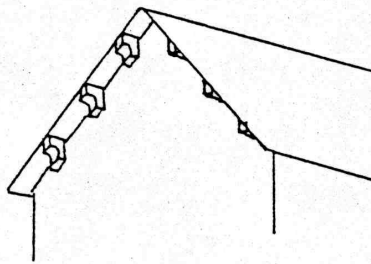
**Boxed Cornice with  
returns, Broken  
Pediment**



**Gable with Barge  
Board Applied**

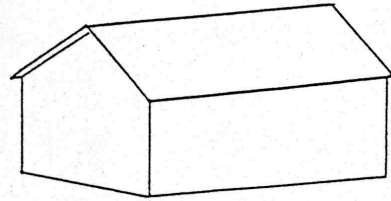


**Gable with Brackets**

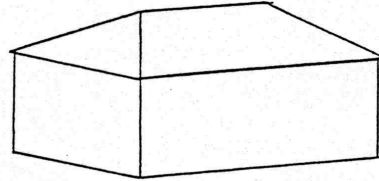


## Roof Types

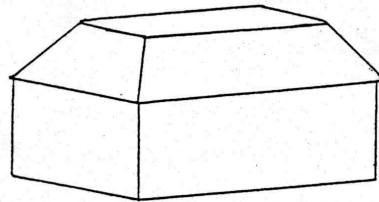
**End Gable Roof**



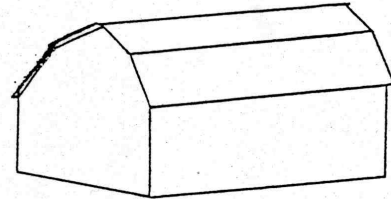
**Hip Roof**



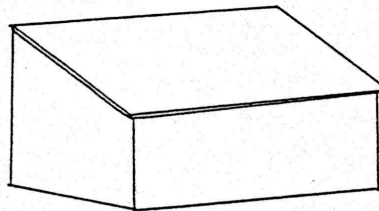
**Mansard Roof**



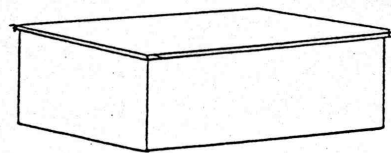
**Gambrel Roof**



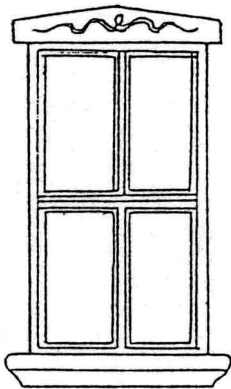
**Shed Roof**



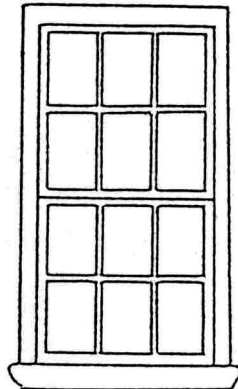
**Flat Roof**



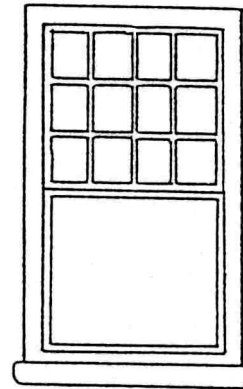
## Window Types and Details



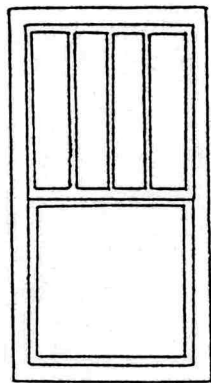
**Two Over Two**



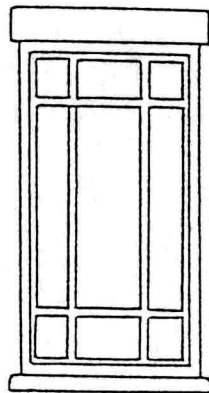
**Six Over Six**



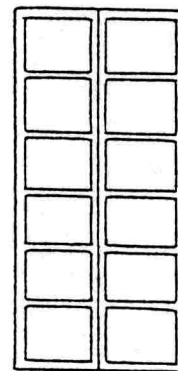
**Twelve Over One**



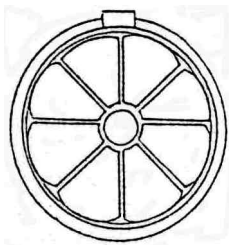
**Four Over One**



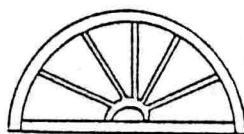
**Craftsman Casement**



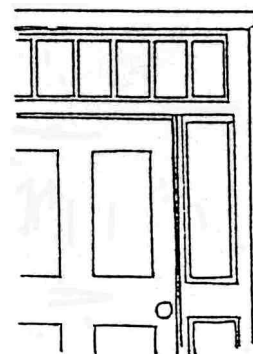
**Casement**



**Rondel**



**Fanlight**



**Transom and  
Sidelight**



## Appendix C: Reference Materials

### Durham History

Watts Hillandale National Register Nomination Report, by M. Ruth Little, 2001

*Durham County: A History of Durham County, North Carolina*, by Jean Bradley Anderson, Durham, N. C.: Duke Press, 1990.

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### Architectural History and Renovation

*All About Old Buildings: The Whole Preservation Catalog*, by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.

*The Brown Book: A Directory of Preservation Information*, by Diane Maddex, editor, with Ellen R. Marsh, Washington, D.C.: The Preservation Press, 1983.

*Built in the U.S.A.*, by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.

*Field Guide to American Houses*, by Virginia and Lee McAlester, New York, NY.: Alfred A. Knopf, 1998.

*Old and New Architecture: Design Relationship*, National Trust for Historic Preservation, Washington, D.C.: The Preservation Press, 1980.

*The Restoration Manual*, by Orin M. Bullock, Norwalk, Ct.: Silvermine Publishers, Inc., 1966.

*What Style Is It? A Guide to American Architecture*, by John Poppeliers, S. Allen Chambers, Nancy B. Schwartz, Washington, D.C.: The Preservation Press, 1978.

## **Appendix D: Principles and Review Criteria for Certificates of Appropriateness**

### **Introduction**

The preservation of a city's historic fabric is a continuing concern in the face of growth and development. The City of Durham has the opportunity with its Historic District Overlay Zone to provide a means of achieving a sound policy for rehabilitation, new construction, landscaping and signage within the designated historic Districts. Durham presently has fifteen National Register Historic Districts throughout the city. The Historic District Overlay Zone allows these Districts and others to become designated Local Historic Districts. When these Districts are designated, the individual properties located within Local District's boundaries are subject to the following:

... no exterior portion of any building or other structure nor any above ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such historic district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Commission. (Durham City Code, Zoning Ordinance, Section 5.6.6.1.)

These general design guidelines were created primarily to provide for historic district property owners and builders a better understanding of the criteria that the Historic Preservation Commission uses when granting Certificates of Appropriateness. The basic goal of these general guidelines is to help insure the integrity of Durham's historic areas by promoting sensitive rehabilitation and harmonious new construction.

The various sections of the Historic District Preservation Plan, in conjunction with these design guidelines, will prove to be beneficial during the earliest stages of planning and design phases of historic district construction projects. Three documents provide the basic framework for these design guidelines: The Secretary of the Interior's "Standards for Rehabilitation", the State of North Carolina General Enabling Legislation (G.S. 160A-395 through 399), and the Durham Zoning Ordinance.

The Secretary's Standards were created to assess historic preservation projects which involved Federal and State funds and/or tax incentives. These standards are used nationwide and form the core of these design guidelines. The State Enabling Legislation (G.S. 160A-395 through 399) grants municipalities the right to create local historic districts and to create commissions to oversee these areas. The Durham Zoning Ordinance, in its amendment creating the Historic District Overlay Zone (September 6, 1984, See Appendix C), spells out the details required for the Preservation Plans and Design

### **Standards for Rehabilitation**

The Secretary of the Interior's "Standards for Rehabilitation" includes the following basic guidelines, which provide the criteria by which the Historic District Commission will review projects for Certificates of Appropriateness.

### **Compatible Use**

Every reasonable effort should be made to provide compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

### **Distinguishing Qualities**

The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

### **Historical Time Frame**

All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance should be discouraged.

### **Historical Changes**

Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance should be recognized and respected.

### **Distinctive Features/Skilled Craftsmanship**

Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, should be treated with sensitivity.

### **Deteriorated Architectural Features**

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

### **Surface Cleaning**

The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

### **Archaeological Resources**

Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

### **Contemporary Design for Additions**

Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.

### **New Additions and Alterations**

Whenever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

### **Local Design Review Criteria**

The Secretary of the Interior's "Standards for Rehabilitation" also includes a set of guidelines that elaborate on these standards. Property owners should follow the Secretary's Standards when deciding on

any renovation within the Historic District. The following guidelines for rehabilitation and new construction are general and are not intended to address every specific renovation concern. They do address a number of issues directly related to the Watts-Hillandale District.

The review criteria are created for property owners to help preserve, maintain and enhance the historic character of their district. The Historic Preservation Commission will refer to the review criteria and the Secretary of the Interior's standards in reviewing applications for Certificates of Appropriateness. The guidelines refer to new construction, additions and renovation as indicated.

While the guidelines cover most anticipated changes in the District, some changes may not be included. If this is the case, the property owner is advised to contact the Durham City-County Planning staff (919) 560-4137 ext. 236 for advice.

### **Proportion and Scale—Height**

**Existing Character.** All structures in the District are one to three stories in height.

**Guidelines.** New buildings and additions should not dominate the primary or adjacent structures.

### **Proportion and Scale—Scale**

**Existing Character.** All structures relate well to the human scale. The largest buildings break up the vertical mass by the use of details, rooflines, porches and a mix of materials.

**Guidelines.** New buildings and additions should assume the general scale of district structures.

### **Mass—Form and Bulk**

**Existing Character.** Most buildings have complex shapes and both symmetrical and asymmetrical treatments of facades are evident. Most structures have large expanses of walls on street facades broken up by details and porches. Vertical and horizontal emphasis is found frequently on individual structures.

**Guidelines.** New buildings should exhibit the general form and bulk of adjoining structures in the block face. New buildings should follow the general vertical and horizontal emphasis found on adjoining historic buildings. Large expanses of walls should be designed to minimize the visual bulk.

### **Mass—Additions**

**Existing Character.** Many additions to original buildings have taken place in the district. Large additions are generally located to the rear of the original structures. Several structures have been altered by having their original front and side porches enclosed. In these situations, the alteration is usually incompatible with the structure.

**Guidelines.** Additions should harmonize with the design of the original facades while not trying to duplicate a historic look. Enclosing street facing porches will be discouraged. Additions should be attached to the rear of the existing structure when possible.

### **Roofs—Shape and Pitch**

**Existing Character.** The majority of structures exhibit hip or gable roofs. Gables are also frequently used to breakup the mass of roofs. While many roofs are steeply pitched by various degrees, some are low such as those found on the bungalow homes.

**Guidelines.** New roofs should have a pitch compatible with those found in the block face. Particular interest will be paid to compatibility with immediately adjacent structures. Styles for new roofs shall be compatible with existing roofs in the District.

### **Chimneys**

**Existing Character.** While most chimneys are inconspicuous, some are tall and decorated with corbelled brick or other details at the top. More than one chimney is found frequently on the same structure, and some are featured prominently on the front façade with decorative elements applied.

**Guidelines.** New chimneys shall harmonize with the scale, design, and materials of any other chimneys found on the existing structure or those on adjoining structures.

### **Windows—Types**

**Existing Character.** Window treatments in the district are generally double-hung sash type with variations of 1 over 1 and 2 over 2 glass treatments as the most prominent. Multiple panes of glass also appear frequently. Diamond shaped panes are on several period homes as well. Small rondels, transoms and side-lites accentuate many entrances.

**Guidelines.** Window types should be consistent with the style of the structure and compatible with those found on historic structures in the District. Storm windows should conform by color, size and style with the existing windows. Storm windows should not disguise or hide original windows.

### **Windows—Shape and Proportion**

**Existing Character.** Generally, windows in the district are tall and narrow with a vertical emphasis on the earlier houses. The later dwellings, such as bungalows, tend to have larger windows, which are noticeably wider.

**Guidelines.** New windows should conform to the general shape and proportion of those found on the existing structure and neighboring structures.

### **Windows—Rhythm**

**Existing Character.** Generally a rhythm is found in looking at the windows in a block face. Windows tend to have similar heights and shapes, and spacing between windows is somewhat consistent. Some homes have been incompatibly altered and this rhythm is lost. Most structures exhibit a basic symmetrical layout of windows and doors.

**Guidelines.** New windows should be compatible with any rhythm found in window treatments of the house, the block face and adjacent structures.

### **Windows—Shutters and Other Details**

**Existing Character.** Functional shutters are found on few buildings in the district. More often the shutters are non-functional and inappropriate in size and style. Various decorative elements (hoods, cornices, awnings, appliqués, etc.) are found throughout the district.

**Guidelines.** Functional shutters on new or existing structures are preferable to non-functional ones. Maintain all original window details when possible or replace with similar materials and style. Awnings, if used, should be canvass or similar material. Any applied decorative element should be appropriate to the age of the structure.

## Doorways

**Existing Character.** Generally, main entrance doors have prominent decorative elements. A mix of styles based on solid-paneled wood is common for doors. Several structures include wood doors with glass (panes, stained, beveled, etc.) in the upper half. Transoms, sidelights, and heavy trim accentuate most entrances.

**Guidelines.** Doors should be consistent with the style of the building. Storm doors, screen doors and other outer doors should be compatible in material, style and color and should not obstruct original doors.

## Porches

**Existing Character.** Most historic residential structures in the district have covered porches located on the front facade. These porches vary greatly in size and configuration. Many have decorative columns and railings of varied designs. Some structures have stoops and others have terraces, patios and porch cocheres. Many have undergone inappropriate alterations and enclosures.

**Guidelines.** Porches, terraces, patios and stoops should be retained on existing structures. Porches should normally be included on new buildings. Strive for appropriate, compatible details on porches.

## Stairs

**Existing Character.** Stairs and steps on district structures are constructed of wood, concrete, stone and brick. Rails are not prevalent on front steps. Several homes include visually intrusive steel fire escapes.

**Guidelines.** Front facade stairs and steps should be constructed of wood, brick, stone or concrete. If rails are needed they should be compatible with the design of the building. When necessary for safety reasons, place fire escapes on the rear of the structure.

## Materials—Exterior Walls, Trim, and Foundations

**Existing Character.** The primary exterior building materials on contributing structures are wood siding, brick, stucco and stone. Horizontally placed weatherboard is found throughout the district. Brick, concrete block and stone are found on many foundations. Incompatible aluminum and vinyl siding and asbestos shingles have been added to several structures. Wooden shakes and shingles are found on a number of buildings usually in gables.

**Guidelines.** Use materials compatible with the fabric of the district. Avoid aluminum and vinyl siding, exposed concrete block, plastic and other uncharacteristic materials for exterior surfaces.

## Materials—Roofs

**Existing Character.** Roofing materials include seamed tin, patterned pressed tin, slate, tiles and composition shingles.

**Guidelines.** Replace deteriorating roofs with original type of material if possible. Use materials which are compatible with the style of the structure and surrounding roof types. Contemporary elements (solar panels, skylights, attic vents) should be placed on the backside of the roof and out of view from the street.

## Colors

**Existing Character.** Various colors are used throughout the district. White is most often the primary color of smaller frame homes.

**Guidelines.** Choose a color scheme based on original colors if possible. Overall color should coordinate with roof color. Generally, trim should be a different but harmonious color with the overall structure. Low gloss or flat paints are preferred for historic structures. Medium to dark colors for composite shingles are preferred for roofs. The City-County Planning Department has a list of suggested colors and color combinations for those owners who seek their advice.

*The Durham Historic Preservation Commission does not require approval for a change of exterior color on painted surfaces.*

### **Out-Buildings**

**Existing Character.** Many properties in the district have existing garages, gazebos and storage buildings at the side or rear of the structures. These buildings are generally constructed of wood and in some cases, masonry.

**Guidelines.** Maintain any historic structures on the site. Place new utilitarian structures in the rear of the property and screened from the street when possible. Outbuildings should harmonize with style and materials of primary structure on property.

### **Orientation and Setback**

**Existing Character.** All historic structures in the district are oriented with the main entrance facing the street. Setback has been relatively uniform in most areas of the district over the years; particularly along Club Boulevard and Englewood Avenue.

**Guidelines.** All zoning regulations for setback, side yards, and rear yards shall be observed. All new construction shall have the main entrance facade oriented to the street (the street of address for a property). Preservation of the existing topography and vegetation is encouraged when placing the building.

### **Driveways and Walkways**

**Existing Character.** The district includes concrete, gravel, asphalt and paving strip driveways predominantly. Individual sidewalks are concrete, stepping stones, brick and gravel. Public sidewalks are located on both sides of the streets. Along most streets are minimal planted (grass or ground cover) planter strips between the sidewalks and the street.

**Guidelines.** Driveways should be constructed of concrete, brick, gravel, or paving strips and must conform to existing City standards. Individual sidewalks should be constructed of concrete, brick, gravel or stepping-stones. Sidewalks should be coordinated with the style of the building and its landscaping. These guidelines apply to public and private driveways and sidewalks.

### **Fences and Walls**

**Existing Character.** Fencing in the district is generally wood or incompatible chain-link. Walls in the district are constructed of concrete, brick, stone and concrete block. Many properties display a low decorative retaining wall of concrete, which separates the lawns from the sidewalks.

**Guidelines.** Fences and walls shall conform to the style of the structure. Fences should be constructed of wood (or iron under certain circumstances). Walls should be constructed of brick, dressed concrete, or stone.

### **Lighting**

**Existing Character.** Street and porch lights provide most of the light in the district.

**Guidelines.** Lighting fixtures should be compatible with the style of the building and landscaping.

## Signs

**Existing Character.** Few permanent signs are found in the district. Some are located on properties that are office or institutional.

**Guidelines.** Signs must conform to City of Durham regulations. Permanent signs should conform to the fabric (materials, style, proportion, *etc.*) of the district. Temporary signs (real estate, political campaign, *etc.*) are allowed in accordance with the City of Durham sign regulations in the zoning ordinance. All new signage in the district must have prior approval from the Commission.

## Vegetation

**Existing Character.** Large canopy trees (primarily Oaks and Maples) are historically part of the district streetscape. Plantings are also found in a variety of ways on individual properties. Magnolias, Crepe Myrtles, and other flowering trees and shrubs are also prevalent. Grassed lawns are common to the district, and ground covers such as ivy are prevalent as well.

**Guidelines.** Plant new canopy trees of similar type to replace diseased and dying trees. Maintain existing vegetation. Continue to use plantings to enhance the historic structures and to define individual properties. The Planning Department Staff maintains a list of the appropriate trees, shrubs, and ground covers for the property owners' use.

## Public Facilities

**Existing Character.** Utility lines are located overhead on standard utility poles. Public signage in the District is limited to traffic signs and those found on the Durham Waterworks property. Signs for businesses are found along Broad Street and signs indicating various buildings and directional signs are on the N. C. School of Science and Mathematics campus. Curbs are constructed of granite and concrete. Public streets are asphalt and the public sidewalks are concrete.

**Guidelines.** The utility companies and the City of Durham should consult the Historic District Commission before altering the appearance of any existing public facilities, utilities or spaces within the Historic District. In some cases a Master Certificate of Appropriateness may be issued for long-term projects. The impact of signs, utility lines, and other contemporary public facilities on the Historic Districts should be minimized as much as possible. Care should be taken to preserve the granite curbs when possible.

Any changes planned for existing exposed utilities in the district will require Planning staff and Commission review. Review will also be necessary for excavation work in the neighborhood except in the case of an emergency.



